

# HURST CONSOLIDATED CHARITY

England & Wales · Charity number 1177503

## Details

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**Status** Registered

**Legal form** CIO

**Registered** 2018-03-12

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

## Contact

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**Address** Bridleway Farm  
Islandstone Lane  
Hurst  
Reading  
RG10 0RJ

**Phone** 07872 022321

**Email** [lorraine.gladdish@btinternet.com](mailto:lorraine.gladdish@btinternet.com)

## Activities

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**Objects:** 1) THE MAINTENANCE AND PROVISION OF ALMSHOUSE ACCOMMODATION FOR THE PUBLIC BENEFIT OF THOSE IN CHARITABLE NEED INCLUDING THOSE IN FINANCIAL HARDSHIP WHO LIVE IN THE ANCIENT PARISH OF HURST IN BERKSHIRE AND ADJACENT PARISHES. 2) THE RELIEF OF FINANCIAL HARDSHIP, EITHER GENERALLY OR INDIVIDUALLY, OF THE RESIDENTS OF THE ANCIENT PARISH OF HURST IN BERKSHIRE AND ADJACENT PARISHES BY MAKING GRANTS OF MONEY OR PROVIDING OR PAYING FOR ITEMS, SERVICES OR FACILITIES.

**Activities:** The Charity maintains four almshouse properties and grounds to a comfortable living standard for its residents. The Charity has 20 apartments across three locations, two sites in St Nicholas Hurst and one in Twyford. Two of the buildings are Grade II listed C17 brick buildings, one is a 1960s terrace of bungalows and the fourth is purpose-designed terrace completed in 2019.

## Classification

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- **How:** Makes Grants To Individuals, Makes Grants To Organisations
- **What:** The Prevention Or Relief Of Poverty, Accommodation/housing, Environment/conservation/heritage
- **Who:** Elderly/old People

## Geography

- **Area of benefit:** LOCAL
- Wokingham

## Finances

| Period end | Income   | Expenditure | Assets | Employees |
|------------|----------|-------------|--------|-----------|
| 2025-03-31 | £123,497 | £99,727     | -      | -         |
| 2024-03-31 | £118,187 | £98,088     | -      | -         |
| 2023-03-31 | £114,304 | £99,962     | -      | -         |
| 2022-03-31 | £108,673 | £80,494     | -      | -         |
| 2021-03-31 | £109,164 | £92,016     | -      | -         |

## Trustees

| Name                   | Role | Appointed  |
|------------------------|------|------------|
| Christopher Lochman    |      | 2024-10-30 |
| GEOFFREY VERNON HARPER |      | 2014-07-09 |
| JOHN HUGH PENNEY       |      |            |
| Philippa Wickenden     |      | 2017-10-04 |
| RICHARD JAMES FORT     |      |            |
| WAYNE SMITH            |      | 2011-09-19 |

**HURST CONSOLIDATED CHARITY**

England & Wales - Charity number 1177503

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# Accounts

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Hurst Consolidated Charity  
Annual Report 2024 – 2025

Registration Number 1177503

The Charity operates under the Charity Commission Scheme dated:

12<sup>th</sup> May 2018

The Charity is a Charitable Incorporated Organisation

Trustees 2024 – 2025

|                   |  |
|-------------------|--|
| Chairman          | Mr. R J Fort                               |
| Vice Chairman     | Mr. W J Osborne                            |
| Treasurer/Trustee | Mr. J H Penney                             |
|                   | Mr. G Harper – rep Winnersh Parish Council |
|                   | Mr. D Lochman                              |
|                   | Mr. W Smith                                |
|                   | Mrs P Wickenden                            |

### Introduction

The Charity's main purpose is the provision and maintenance of fifteen single and five double units of almshouse accommodation situated across Hurst (three sites) and Twyford (one site) in the Royal County of Berkshire.

### Residents

The Charity currently houses twenty residents aged between 56 and 91 years.

### Richard Harrison Almshouses, London Road, Twyford, built 1660

The wood work in the covered hallway was treated with linseed oil, and the walls were painted with lime wash, also all the cast iron gutters and downpipes were painted.

### William Barker Almshouses, Church Hill, Hurst, built 1660 and 1980

The external woodwork was painted as required. House number 8 required a replacement gas boiler, which was supplied and fitted by British Gas. One almshouse became vacant due to the resident moving into her daughter's home. The house underwent complete redecoration with a new fitted kitchen being installed. The vacancy was quickly filled by a local man in need of affordable housing.

An excessive amount of moss was removed from the roof of the newer houses (5-8), and Lichenite treatment was applied.

### Lodge Close Almshouses, Hinton Road, Hurst, built 1960

A resident (key worker) moved from her almshouse to take up a teaching position in Dhubi. The house was in good order, and following a fresh coat of paint the vacancy was quickly filled.

An excessive amount of moss was removed from the roof and Lichenite treatment was applied, this roof had been previously treated 14 years ago.

### Richard Bigg Almshouses, Hinton Road, Hurst built 2019

Following a resident moving from a house suitable for double occupation, the Charity was able to provide housing for a couple who were in need of affordable housing.

Another resident moved from her almshouse, returning to live by the sea with an almshouse charity that had previously housed her. The house was decorated and the single vacancy was quickly filled.

### Administration

All gas boilers were serviced by British Gas and Landlords Safety Certificates issued.

### Trustees

Sadly Mr. John Edwards who served the Charity for 22 years as a trustee and chairman passed away. As a tribute to John Edwards the trustees have decided to rename the 'Richard Bigg Almshouses to 'John Edwards Almshouses'. This will be a fitting tribute to John as he was instrumental in the building of the three new almshouses from start to finish, and also recognition for being a truly outstanding chairman. Mr Fort (vice chairman) stepped up to serve as chairman with Mr Osborne taking on the role of vice chairman. The Charity welcomed Mr Lochman as a new trustee.

### Summary

The Charity continues to provide high quality, affordable housing for local people.

The buildings benefit from regular upgrading and improvement work, along with the day-to-day internal and external maintenance carried out as required.

When houses become vacant, they undergo complete redecoration along with a new kitchen and bathroom upgrade to a wet room and replacement flooring if required.

The grounds are regularly mowed and tended by the Charity's gardener, with residents being encouraged to care for their own flowerbeds.

**Clerk to the Trustees** Mrs L M Gladdish  
Bridleway Farm  
Islandstone Lane, Hurst  
Reading, Berkshire RG10 0RJ

**Bankers** Unity Trust Bank plc  
PO Box 7193  
Planetary Road  
Willenhall WV1 9DG

**Solicitors** Field, Seymour, Parkes  
The Old Coroners Court  
1 London Road  
Reading, Berkshire RG1 4QW

**Auditor** Emsbury's Ltd  
Suite 2  
1 Kings Ride  
Crowthorne, Berkshire RG45 7BF

**Architects** TP Architects  
33a St Lukes Road  
Maidenhead, Berkshire SL6 7DN

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**HURST CONSOLIDATED CHARITY  
CONTENTS OF THE ACCOUNTS  
FOR THE YEAR ENDED 31 MARCH 2025**

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|   | <b>Page</b> |
|---|-------------|
| <b>General Information</b>  | <b>1.</b>   |
| <b>Statement of Trustees' Responsibilities and Current Activities</b> | <b>2.</b>   |
| <b>Accountants Report</b>   | <b>3.</b>   |
| <b>Income and Expenditure Account</b>                                 | <b>4.</b>   |
| <b>Balance Sheet</b>  | <b>5.</b>   |

**HURST CONSOLIDATED CHARITY  
ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2025  
GENERAL INFORMATION**

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**TRUSTEES ACTING DURING THE YEAR**

|                  |   |
|------------------|---|
| CHAIRMAN:        | Mr. R J Fort  |
| TREASURER        | Mr. J. H. Penney  |
| OTHER TRUSTEES   | Mr. W. Smith<br>Mr. D. Harper<br>Mr. W Osborne<br>Mrs. P. Wickendean<br>Mr. D Lochman |
| CLERK            | Mrs. L. Gladdish  |
| BANKERS          | Unity Trust Bank plc.<br>Four Brindleyplace<br>Birmingham<br>B1 2JB                   |
| AUDITORS:        | Elsburys<br>Suite 2<br>1, Kings Rd<br>Crowthorne<br>Berkshire<br>RG45 7BF             |
| REGISTERED WITH: | The Charity Commissioners    No. 1177503  |

**HURST CONSOLIDATED CHARITY  
STATEMENT OF TRUSTEES' RESPONSIBILITIES FOR THE ACCOUNTS  
AND CURRENT ACTIVITIES**

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The purpose of this statement is to distinguish the Trustees' responsibilities for the accounts from those of the auditors as stated in their report.

The Charities Act 2011 requires the Trustees to prepare accounts for each financial year which give a true and fair view of the state of affairs of the Association and of the surplus/deficit of the Association for that period. In preparing these the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed;
- prepare the accounts on the going concern basis unless it is inappropriate.

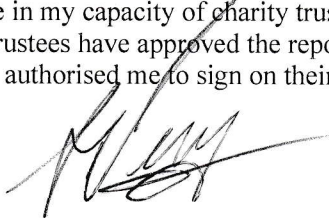
The Trustees are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association and to enable them to ensure that the accounts comply with the Charities Act 2011 and the Housing Act 1996.

The Trustees are also responsible for maintaining a satisfactory system of control of its books of account, its cash holdings and all its receipts and remittances and hence for taking responsible steps for the prevention and detection of fraud and other irregularities.

**Current Activities:** The Charity performed within the budget parameters set and a surplus of £23,770

I declare in my capacity of charity trustee that:

- 1) the trustees have approved the report above; and
- 2) have authorised me to sign on their behalf



John H Penney  
Treasurer

Date..... 1<sup>st</sup> Sept 2025 .....

**HURST CONSOLIDATED CHARITY  
ACCOUNTANT'S REPORT ON THE ACCOUNTS**

**Report** to the trustees/members of Hurst Consolidated Charity on the accounts for the year ended 31 March 2025 set out on pages 4 and 5.

**Respective responsibilities of trustees and accountants**

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

It is my responsibility to:

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

**Basis of independent accountant's statement**

My examination was carried out in accordance with General Directions given by the Charity Commissioners. 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 the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion of the accounts.

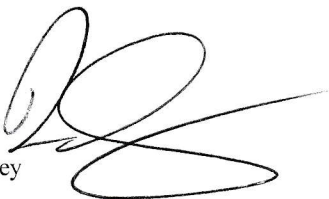
**Accountant's statement**

In connection with my examination, no matter has come to my attention:

- 1) which gives me reasonable cause to believe that in any material respect the requirements:
  - to keep accounting records in accordance with section 130 of the 2011 Act; and
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Act have not been met;or
- 2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed

Rob Lamey  
FCCA



Date

15<sup>th</sup> Sept 2025

Address: Suite 2  
1 Kings Rd.  
Crowthorne  
Berkshire  
RG45 7BF

**Hurst Consolidated Charity**  
**Balance Sheet - 31st March 2025**

|   | £  | £         |           | March 24 | £         |
|---|----|-----------|-----------|----------|-----------|
| <b>FIXED ASSETS</b>                               |    |           |           |          |           |
| Freehold Properties                               | £  | 134,145   |           | £        | 134,145   |
| Property Improvements                             | £  | 188,582   |           | £        | 188,582   |
| Church Hill Extension                             | £  | 68,952    |           | £        | 68,952    |
| Twyford Renovation                                | £  | 252,399   |           | £        | 252,399   |
| Richard Bigg Almshouses                           | £  | 569,316   |           | £        | 569,316   |
|   | £  | 1,213,394 |           | £        | 1,213,394 |
| Less: Depreciation                                | -£ | 161,818   |           | -£       | 145,818   |
|   |    | £         | 1,051,576 | £        | 1,067,576 |
| Less: Social Housing Grant                        |    | -£        | 389,048   | -£       | 389,048   |
|   |    | £         | 662,528   | £        | 678,528   |
| Equipment   | £  | 41,898    |           | £        | 41,898    |
| Less: Depreciation                                | -£ | 41,451    |           | -£       | 41,250    |
|   |    | £         | 447       | £        | 647       |
| Investments (Re-valued at 31st March 2023)        |    | £         | 150,244   | £        | 149,027   |
| <b>Total Fixed Assets</b>                         |    | £         | 813,219   | £        | 828,202   |
| <b>CURRENT ASSETS</b>                             |    |           |           |          |           |
| Unity Bank  |    | £         | 11,002    | £        | 14,644    |
| Unity Savings                                     |    | £         | 28,158    | £        | 20,219    |
| <b>Total Current Assets</b>                       |    | £         | 39,160    | £        | 34,863    |
| <b>CURRENT LIABILITIES</b>                        |    |           |           |          |           |
| Accruals  | £  | 1,930     |           | £        | 1,397     |
| Housing Loans repayable within 1 year             | £  | 11,188    |           | £        | 11,682    |
| <b>Total Current Liabilities</b>                  |    | £         | 13,118    | £        | 13,079    |
| <b>Net Current Assets</b>                         |    | £         | 26,042    | £        | 21,784    |
| <b>TOTAL NET ASSETS:</b>                          |    | £         | 839,261   | £        | 849,986   |
| <b>Creditors - Over One Year &amp; Provisions</b> |    |           |           |          |           |
| Housing Loans - Over 1 Year                       |    | £         | 21,413    | £        | 21,426    |
| Almshouse Ass. Loan                               |    | £         | 30,000    | £        | 40,000    |
| Charity Bank Mortgage                             |    | £         | 27,068    | £        | 53,291    |
| <b>CAPITAL &amp; RESERVES</b>                     |    |           |           |          |           |
| Almshouses Capital Fund                           | £  | 150,769   |           | £        | 149,027   |
| Reserves B/F                                      | £  | 586,241   |           | £        | 566,142   |
| Surplus/ (Loss) for Year                          | £  | 23,770    |           | £        | 20,099    |
| <b>Total Capital &amp; Reserves</b>               |    | £         | 760,780   | £        | 735,268   |
|   |    | £         | 839,261   | £        | 849,985   |

**Hurst Consolidated Charity**  
**Income & Expenditure Account**  
**For the Year to 31st March 2025**

| <b>INCOME</b>             | Actual           | Mar-24           |
|---------------------------|------------------|------------------|
|                           | £                | £                |
| Maintenance Income        | £ 109,639        | £ 107,022        |
| Laundry Income            | £ 1,278          | £ 1,027          |
| Donations                 | £ 2,375          |                  |
| Dividend Income           | £ 3,417          | £ 4,020          |
| Solar Panel Income        | £ 5,849          | £ 5,899          |
| Interest Income           | £ 939            | £ 219            |
| <b>Total Income</b>       | <b>£ 123,497</b> | <b>£ 118,187</b> |
| <b>EXPENDITURE</b>        |                  |                  |
| Loan Interest             | £ 7,281          | £ 9,695          |
| Water Rates               | £ 4,634          | £ 3,705          |
| Electricity               | £ 1,497          | £ 1,357          |
| Gas Service & Supply      | £ 8,542          | £ 8,273          |
| Gardening                 | £ 5,400          | £ 5,688          |
| Maintenance               | £ 22,658         | £ 22,921         |
| Alarm Maintenance         | £ 1,450          | £ 1,350          |
| NAA Sub                   | £ 419            | £ 407            |
| Sundries                  | £ 236            | £ 135            |
| Admin                     | £ 22,013         | £ 19,907         |
| Post & Stat               | £ 273            | £ 71             |
| Gen Admin                 | £ 691            | £ 1,050          |
| Insurance                 | £ 4,457          | £ 4,341          |
| Accountancy               | £ 840            | £ 840            |
| Donations                 | £ 777            |                  |
| Legal / Professional      | £ 240            | -                |
| Appliance Rental          | £ 1,944          | £ 1,944          |
| Property Depreciation     | £ 16,000         | £ 16,000         |
| Office Equipment Dep'n    | £ 200            | £ 220            |
| Bank Charges              | £ 175            | £ 185            |
| <b>Total Expenditure</b>  | <b>£ 99,727</b>  | <b>£ 98,089</b>  |
| <b>Surplus for Period</b> | <b>£ 23,770</b>  | <b>£ 20,098</b>  |
| Sale of Investments       | -                |                  |
| <b>Total Surplus</b>      | <b>£ 23,770</b>  | <b>£ 20,098</b>  |

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**HURST CONSOLIDATED CHARITY**

England & Wales - Charity number 1177503

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# Accounts

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Hurst Consolidated Charity  
Annual Report 2023 -2024

Registration Number 1177503

The Charity operates under the Charity Commission Scheme dated:

12<sup>th</sup> May 2018

The Charity is a Charitable Incorporated Organisation

Trustees 2022 – 2023

|                   |  |
|-------------------|--|
| Chairman          | Mr. E J Edwards                            |
| Vice Chairman     | Mr. R J Fort                               |
| Treasurer/Trustee | Mr. J H Penney                             |
|                   | Mr. G Harper – rep Winnersh Parish Council |
|                   | Mr. W Osborne – co-opted                   |
|                   | Mr. W Smith – rep Hurst Parish Council     |
|                   | Mrs P Wickenden – co-opted                 |

### Introduction

The Charity's main purpose is the provision and maintenance of fifteen single and five double units of Almshouse accommodation situated across Hurst (three sites) and Twyford (one site) in the Royal County of Berkshire.

### Residents

The Charity currently houses twenty residents aged between 28 and 90 years.

### Richard Harrison Almshouses, London Road, Twyford, built 1660

Following the death of a resident of 14 years, house number 1 underwent complete redecoration. The vacancy was quickly filled by a local lady in need of affordable housing.

### William Barker Almshouses, Church Hill, Hurst, build 1660 and 1980

The external wooden windows were painted as required.

House number 4 required a replacement gas boiler, this was supplied and fitted by British Gas.

The bathroom of house number 7 underwent complete refurbishment.

All the existing old sanitary wear, flooring and tiles were removed.

The bathroom has been fitted out as a wet room, including a comfort height wc.

### Lodge Close Almshouses, Hinton Road, Hurst, built 1960

The two boilers which provide heating to the four houses were constantly failing with parts unavailable for repair, the boilers were replaced by one larger energy efficient boiler, supplied and fitted by British Gas.

### Richard Bigg Almshouses, Hinton Road, Hurst, built 2019

One resident moved from the area thanking the Charity for allowing her to live in such a lovely almshouse.

### Administration

The Charity increased the weekly maintenance charge by 5%.

All gas boilers were serviced by British Gas and Landlords Safety Certificates issued.

### Trustees

Mr. Edwards was proposed and elected to serve as Chairman for the coming year 2023-2024

### Summary

The Charity continues to provide high quality, affordable housing for local people.

The buildings benefit from regular upgrading and improvement work, along with the day-to-day internal and external maintenance carried out as required.

When houses become vacant they undergo complete redecoration, along with a replacement kitchen and bathroom upgrade to a wet room if required.

The grounds are regularly mowed and tended by the Charity's gardener, with residents being encouraged to care for their own flowerbeds.

Clerk to the Trustees Mrs. L M Gladdish  
Bridleway Farm  
Islandstone Lane, Hurst  
Reading, Berkshire RG10 0RJ

Bankers Unity Trust Bank plc  
PO Box 7193  
Planetary Road  
Willenhall WV1 9DG

Solicitors Field, Seymour, Parkes  
The Old Coroners Court  
1 London Road  
Reading, Berkshire RG1 4QW

Auditor Elsbury's Ltd  
Suite 2  
1 Kings Ride  
Crowthorne, Berkshire RG45 7BF

Architects TP Architects  
33a St Lukes Road  
Maidenhead, Berkshire SL6 7DN

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**HURST CONSOLIDATED CHARITY  
CONTENTS OF THE ACCOUNTS  
FOR THE YEAR ENDED 31 MARCH 2024**

---

|   | <b>Page</b> |
|---|-------------|
| <b>General Information</b>  | <b>1.</b>   |
| <b>Statement of Trustees' Responsibilities and Current Activities</b> | <b>2.</b>   |
| <b>Accountants Report</b>   | <b>3.</b>   |
| <b>Income and Expenditure Account</b>                                 | <b>4.</b>   |
| <b>Balance Sheet</b>  | <b>5.</b>   |

**HURST CONSOLIDATED CHARITY  
ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2024  
GENERAL INFORMATION**

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**TRUSTEES ACTING DURING THE YEAR**

CHAIRMAN: Mr. E J Edwards

VICE CHAIRMAN Mr. R J Fort

TREASURER Mr. J. H. Penney

OTHER TRUSTEES  
Mr. W. Smith  
Mr. D. Harper  
Mr. W Osborne  
Mrs. P. Wickendean

CLERK Mrs. L. Gladdish

BANKERS  
Unity Trust Bank plc.  
Four Brindleyplace  
Birmingham  
B1 2JB

AUDITORS:  
Elsburys  
Suite 2  
1, Kings Rd  
Crowthorne  
Berkshire  
RG45 7BF

REGISTERED WITH: The Charity Commissioners No. 1177503

**HURST CONSOLIDATED CHARITY  
STATEMENT OF TRUSTEES' RESPONSIBILITIES FOR THE ACCOUNTS  
AND CURRENT ACTIVITIES**

---

The purpose of this statement is to distinguish the Trustees' responsibilities for the accounts from those of the auditors as stated in their report.

The Charities Act 2011 requires the Trustees to prepare accounts for each financial year which give a true and fair view of the state of affairs of the Association and of the surplus/deficit of the Association for that period. In preparing these the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed;
- prepare the accounts on the going concern basis unless it is inappropriate.

The Trustees are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association and to enable them to ensure that the accounts comply with the Charities Act 2011 and the Housing Act 1996.

The Trustees are also responsible for maintaining a satisfactory system of control of its books of account, its cash holdings and all its receipts and remittances and hence for taking responsible steps for the prevention and detection of fraud and other irregularities.

**Current Activities:** The Charity performed within the budget parameters set and a surplus of £20,099

I declare in my capacity of charity trustee that:

- 1) the trustees have approved the report above; and
- 2) have authorised me to sign on their behalf



John H Penney  
Treasurer

Date.....1st Sept 2024.....

**HURST CONSOLIDATED CHARITY  
ACCOUNTANT'S REPORT ON THE ACCOUNTS**

**Report** to the trustees/members of Hurst Consolidated Charity on the accounts for the year ended 31 March 2024 set out on pages 4 and 5.

**Respective responsibilities of trustees and accountants**

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

It is my responsibility to:

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

**Basis of independent accountant's statement**

My examination was carried out in accordance with General Directions given by the Charity Commissioners. 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 the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion of the accounts.

**Accountant's statement**

In connection with my examination, no matter has come to my attention:

- 1) which gives me reasonable cause to believe that in any material respect the requirements:
  - to keep accounting records in accordance with section 130 of the 2011 Act; and
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Act have not been met;or
- 2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed



Rob Lamey  
FCCA

Date 29/8/24

Address: Suite 2  
1 Kings Rd.  
Crowthorne  
Berkshire  
RG45 7BF

**Hurst Consolidated Charity**  
**Income & Expenditure Account**  
**For the Year to 31st March 2024**

|                           | Actual          | <i>Mar-23</i>   |
|---------------------------|-----------------|-----------------|
|                           | £               | £               |
| <b>INCOME</b>             |                 |                 |
| Maintenance Income        | 107,022         | 101,423         |
| Laundry Income            | 1,027           | 978             |
| Dividend Income           | 4,020           | 6,151           |
| Solar Panel Income        | 5,899           | 5,751           |
| Interest Income           | 219             | -               |
| <b>Total Income</b>       | <b>£118,187</b> | <b>£114,304</b> |
| <b>EXPENDITURE</b>        |                 |                 |
| Loan Interest             | 9,695           | 11,718          |
| Water Rates               | 3,705           | 3,423           |
| Electricity               | 1,357           | 1,160           |
| Gas Service & Supply      | 8,273           | 8,602           |
| Gardening                 | 5,688           | 6,310           |
| Maintenance               | 22,921          | 25,499          |
| Alarm Maintenance         | 1,350           | 1,580           |
| NAA Sub                   | 407             | 233             |
| Sundries                  | 135             | 240             |
| Admin                     | 19,907          | 17,569          |
| Post & Stat               | 71              | 111             |
| Telephone                 | 0               | 0               |
| Gen Admin                 | 1,050           | 298             |
| Insurance                 | 4,341           | 3,685           |
| Accountancy               | 840             | 840             |
| Donations                 | 0               | 268             |
| Legal / Professional      | 0               | 0               |
| Appliance Rental          | 1,944           | 1,944           |
| Property Depreciation     | 16,000          | 16,000          |
| Office Equipment Dep'n    | 220             | 291             |
| Bank Charges              | 185             | 191             |
| Total Expenditure         | 98,088          | 99,962          |
| <b>Surplus for Period</b> | <b>£ 20,099</b> | <b>£ 14,342</b> |

## Hurst Consolidated Charity

### Balance Sheet - 31st March 2024

*Mar-23*

|   | £                | £                       | £                       |
|---|------------------|-------------------------|-------------------------|
| <b>FIXED ASSETS</b>                               |                  |                         |                         |
| Freehold Properties                               | 134,145          |                         | 134,145                 |
| Property Improvements                             | 188,582          |                         | 188,582                 |
| Church Hill Extension                             | 68,952           |                         | 68,952                  |
| Twyford Renovation                                | 252,399          |                         | 252,399                 |
| Richard Bigg Almshouses                           | 569,316          |                         | 569,316                 |
|   | <u>1,213,394</u> |                         | <u>1,213,394</u>        |
| Less: Depreciation                                | <b>(145,818)</b> |                         | <b>(129,818)</b>        |
|   |                  | 1,067,575               | 1,083,575               |
| Less: Social Housing Grant                        |                  | <b>(389,048)</b>        | <b>(389,048)</b>        |
|   |                  | <u>678,527</u>          | <u>694,527</u>          |
| Equipment   | 41,898           |                         | 41,898                  |
| Less: Depreciation                                | <b>(41,250)</b>  |                         | <b>(41,030)</b>         |
|   |                  | 647                     | 867                     |
| Investments (Re-valued at 31st March 2024)        |                  | 149,027                 | 239,884                 |
|   |                  | <u>828,202</u>          | <u>935,279</u>          |
| <b>TOTAL FIXED ASSETS</b>                         |                  | <b>828,202</b>          | <b>935,279</b>          |
| <b>CURRENT ASSETS</b>                             |                  |                         |                         |
| Unity Bank  |                  | 14,644                  | 12,346                  |
| Unity Bank Savings Account                        |                  | 20,219                  | -                       |
| Total Current Assets                              |                  | <u>34,863</u>           | <u>12,346</u>           |
| <b>CURRENT LIABILITIES</b>                        |                  |                         |                         |
| Accruals  | 1,396            |                         | 3,090                   |
| Housing Loans repayable within 1 year             | 11,682           |                         | 14,276                  |
| Total Current Liabilities                         |                  | <u>13,078</u>           | <u>17,366</u>           |
| Net Current Assets                                |                  | <u>21,784</u>           | <u>(5,020)</u>          |
| <b>TOTAL NET ASSETS:</b>                          |                  | <u><b>£ 849,986</b></u> | <u><b>£ 930,259</b></u> |
| <b>Creditors - Over One Year &amp; Provisions</b> |                  |                         |                         |
| Housing Loans - Over 1 Year                       |                  | 21,426                  | 21,709                  |
| Almshouse Ass. Loan                               |                  | 40,000                  | 50,000                  |
| Charity Bank Mortgage                             |                  | 53,291                  | 152,523                 |
|   |                  | <u>114,718</u>          | <u>224,233</u>          |
| <b>CAPITAL &amp; RESERVES</b>                     |                  |                         |                         |
| Almshouses Capital Fund                           | 149,027          |                         | 239,884                 |
| Reserves B/F                                      | 566,142          |                         | 451,800                 |
| Surplus/ (Loss) for Year                          | 20,099           |                         | 14,342                  |
| <b>Total Capital &amp; Reserves</b>               |                  | <u>735,268</u>          | <u>706,026</u>          |
|   |                  | <u><b>£ 849,986</b></u> | <u><b>£ 930,259</b></u> |

Hurst Consolidated Charity  
Annual Report 2023 -2024

Registration Number 1177503

The Charity operates under the Charity Commission Scheme dated:

12<sup>th</sup> May 2018

The Charity is a Charitable Incorporated Organisation

Trustees 2022 – 2023

|                   |  |
|-------------------|--|
| Chairman          | Mr. E J Edwards                            |
| Vice Chairman     | Mr. R J Fort                               |
| Treasurer/Trustee | Mr. J H Penney                             |
|                   | Mr. G Harper – rep Winnersh Parish Council |
|                   | Mr. W Osborne – co-opted                   |
|                   | Mr. W Smith – rep Hurst Parish Council     |
|                   | Mrs P Wickenden – co-opted                 |

### Introduction

The Charity's main purpose is the provision and maintenance of fifteen single and five double units of Almshouse accommodation situated across Hurst (three sites) and Twyford (one site) in the Royal County of Berkshire.

### Residents

The Charity currently houses twenty residents aged between 28 and 90 years.

### Richard Harrison Almshouses, London Road, Twyford, built 1660

Following the death of a resident of 14 years, house number 1 underwent complete redecoration. The vacancy was quickly filled by a local lady in need of affordable housing.

### William Barker Almshouses, Church Hill, Hurst, build 1660 and 1980

The external wooden windows were painted as required.

House number 4 required a replacement gas boiler, this was supplied and fitted by British Gas.

The bathroom of house number 7 underwent complete refurbishment. All the existing old sanitary wear, flooring and tiles were removed. The bathroom has been fitted out as a wet room, including a comfort height wc.

### Lodge Close Almshouses, Hinton Road, Hurst, built 1960

The two boilers which provide heating to the four houses were constantly failing with parts unavailable for repair, the boilers were replaced by one larger energy efficient boiler, supplied and fitted by British Gas.

### Richard Bigg Almshouses, Hinton Road, Hurst, built 2019

One resident moved from the area thanking the Charity for allowing her to live in such a lovely almshouse.

### Administration

The Charity increased the weekly maintenance charge by 5%.

All gas boilers were serviced by British Gas and Landlords Safety Certificates issued.

### Trustees

Mr. Edwards was proposed and elected to serve as Chairman for the coming year 2023-2024

### Summary

The Charity continues to provide high quality, affordable housing for local people.

The buildings benefit from regular upgrading and improvement work, along with the day-to-day internal and external maintenance carried out as required.

When houses become vacant they undergo complete redecoration, along with a replacement kitchen and bathroom upgrade to a wet room if required.

The grounds are regularly mowed and tended by the Charity's gardener, with residents being encouraged to care for their own flowerbeds.

Clerk to the Trustees Mrs. L M Gladdish  
Bridleway Farm  
Islandstone Lane, Hurst  
Reading, Berkshire RG10 0RJ

Bankers Unity Trust Bank plc  
PO Box 7193  
Planetary Road  
Willenhall WV1 9DG

Solicitors Field, Seymour, Parkes  
The Old Coroners Court  
1 London Road  
Reading, Berkshire RG1 4QW

Auditor Elsbury's Ltd  
Suite 2  
1 Kings Ride  
Crowthorne, Berkshire RG45 7BF

Architects TP Architects  
33a St Lukes Road  
Maidenhead, Berkshire SL6 7DN

\*\*\*\*\*

**HURST CONSOLIDATED CHARITY**

England & Wales - Charity number 1177503

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# Accounts

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Hurst Consolidated Charity  
Annual Report 2022 -2023

Registration Number 1177503

The Charity operates under the Charity Commission Scheme dated:

12<sup>th</sup> May 2018

The Charity is a Charitable Incorporated Organisation

Trustees 2022 – 2023

|                   |  |
|-------------------|--|
| Chairman          | Mr. E J Edwards                            |
| Vice Chairman     | Mr. R J Fort                               |
| Treasurer/Trustee | Mr. J H Penney                             |
|                   | Mr. G Harper – rep Winnersh Parish Council |
|                   | Mr. W Osborne – co-opted                   |
|                   | Mr. W Smith – rep Hurst Parish Council     |
|                   | Mrs P Wickenden – co-opted                 |

## Introduction

The Charity's main purpose is the provision and maintenance of fifteen single and five double units of Almshouse accommodation situated across Hurst (three sites) and Twyford (one site) in the county of Berkshire.

## Residents

The Charity currently houses twenty-one residents aged between 27 and 89 years. A long-term resident of 23 years moved to a care home since she was no longer able to live independently.

The Charity provided housing for two new residents.

### Richard Harrison Almshouses, London Road, Twyford, built 1660

The communal tv ariel developed a fault causing the loss of tv stations for the residents. A local company was contacted, quickly identifying the fault and repairing to leave the system in operation. The oak paneling in the covered way was treated with linseed oil and the walls limewashed.

### William Barker Almshouses, Church Hill, Hurst, built 1664 and 1980

The buttresses have been repointed with lime mortar and bricks replaced as necessary.

### Lodge Close Almshouses, Hinton Road, Hurst, built 1960

The main sewer pipe was renewed following several blockages resulting from the existing pipe collapsing. The large oak tree in the grounds showed signs of distress during the extreme heat in the summer months, this was attended to by a local tree surgeon. Following a resident moving to a care home the property underwent complete redecoration with a new kitchen and the bathroom converted into a wet room.

### Richard Bigg Almshouses, Hinton Road, Hurst, built 2019

The Charity received the Excellence and Inspiration Award from the Almshouse Association in recognition of an outstanding almshouse project.

## Administration

The Charity's quarterly meetings which were suspended due to the pandemic, resumed in July 2022.

The weekly maintenance charge was not increased in order to help residents with the ongoing increase in the cost of living.

To celebrate the Queens Platinum Jubilee the almshouses were decorated with bunting.

Twenty Year 6 school leavers from St Nicholas School, Hurst were presented with bibles as indicated in the will of the late Dame Dorothy Harrison 1664.

All gas boilers were serviced by British Gas and Landlords Safety Certificates issued.

The solar panels at Lodge Close generated a total of 11MWhrs for the year, an all-time record.

## Trustees

Mr. Edwards was proposed and elected to serve as Chairman for the coming year 2022-2023

## Summary

The Charity continues to provide high quality, affordable housing for local people.

The buildings benefit from regular upgrading and improvement works, along with the day-to-day internal and external maintenance carried out as required.

Grounds are regularly mowed and tended by the Charity's gardener, with residents being encouraged to care for the own flowerbeds.

Clerk to the Trustees Mrs. L M Gladdish  
Bridleway Farm  
Islandstone Lane, Hurst  
Reading, Berkshire RG10 0RJ

Bankers Unity Trust Bank plc  
PO Box 7193  
Planetary Road  
Willenhall WV1 9DG

Solicitors Field, Seymour, Parkes  
The Old Coroners Court  
1 London Road  
Reading, Berkshire RG1 4QW

Auditor Elsbury's Ltd  
Suite 2  
1 Kings Ride  
Crowthorne, Berkshire RG45 7BF

Architects TP Architects  
33a St Lukes Road  
Maidenhead, Berkshire SL6 7DN

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**HURST CONSOLIDATED CHARITY  
CONTENTS OF THE ACCOUNTS  
FOR THE YEAR ENDED 31 MARCH 2023**

---

|   | <b>Page</b> |
|---|-------------|
| <b>General Information</b>  | <b>1.</b>   |
| <b>Statement of Trustees' Responsibilities and Current Activities</b> | <b>2.</b>   |
| <b>Accountants Report</b>   | <b>3.</b>   |
| <b>Income and Expenditure Account</b>                                 | <b>4.</b>   |
| <b>Balance Sheet</b>  | <b>5.</b>   |

**HURST CONSOLIDATED CHARITY  
ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2023  
GENERAL INFORMATION**

---

**TRUSTEES ACTING DURING THE YEAR**

CHAIRMAN: Mr. E J Edwards

VICE CHAIRMAN Mr. R J Fort

TREASURER Mr. J. H. Penney

OTHER TRUSTEES  
Mr. W. Smith  
Mr. D. Harper  
Mr. W Osborne  
Mrs. P. Wickendean

CLERK Mrs. L. Gladdish

BANKERS  
Unity Trust Bank plc.  
Four Brindleyplace  
Birmingham  
B1 2JB

AUDITORS:  
Elsburys  
Suite 2  
1, Kings Rd  
Crowthorne  
Berkshire  
RG45 7BF

REGISTERED WITH: The Charity Commissioners No. 1177503

**HURST CONSOLIDATED CHARITY**  
**STATEMENT OF TRUSTEES' RESPONSIBILITIES FOR THE ACCOUNTS**  
**AND CURRENT ACTIVITIES**

---

The purpose of this statement is to distinguish the Trustees' responsibilities for the accounts from those of the auditors as stated in their report.

The Charities Act 2011 requires the Trustees to prepare accounts for each financial year which give a true and fair view of the state of affairs of the Association and of the surplus/deficit of the Association for that period. In preparing these the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed;
- prepare the accounts on the going concern basis unless it is inappropriate.

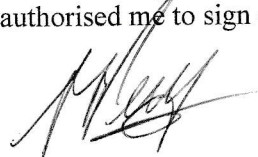
The Trustees are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association and to enable them to ensure that the accounts comply with the Charities Act 2011 and the Housing Act 1996.

The Trustees are also responsible for maintaining a satisfactory system of control of its books of account, its cash holdings and all its receipts and remittances and hence for taking responsible steps for the prevention and detection of fraud and other irregularities.

**Current Activities:**     The Charity performed within the budget parameters set and a surplus of £14,342

I declare in my capacity of charity trustee that:

- 1) the trustees have approved the report above; and
- 2) have authorised me to sign on their behalf



John H Penney  
Treasurer

Date.....20/10/2023.....

**HURST CONSOLIDATED CHARITY  
ACCOUNTANT'S REPORT ON THE ACCOUNTS**

**Report** to the trustees/members of Hurst Consolidated Charity on the accounts for the year ended 31 March 2023 set out on pages 4 and 5.

**Respective responsibilities of trustees and accountants**

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

It is my responsibility to:

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

**Basis of independent accountant's statement**


My examination was carried out in accordance with General Directions given by the Charity Commissioners. 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 the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion of the accounts.

**Accountant's statement**

In connection with my examination, no matter has come to my attention:

- 1) which gives me reasonable cause to believe that in any material respect the requirements:
  - to keep accounting records in accordance with section 130 of the 2011 Act; and
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Act have not been met;or
- 2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed

  
Rob Lamey  
FCCA

Date

20/10/2023

Address:

Suite 2  
1 Kings Rd.  
Crowthorne  
Berkshire  
RG45 7BF

**Hurst Consolidated Charity**  
**Income & Expenditure Account**  
**For the Year to 31st March 2023**

|                           | Actual<br>£     | Mar-22<br>£     |
|---------------------------|-----------------|-----------------|
| <b>INCOME</b>             |                 |                 |
| Maintenance Income        | 101,423         | 97,208          |
| Laundry Income            | 978             | 881             |
| Dividend Income           | 6,151           | 6,327           |
| Solar Panel Income        | 5,751           | 4,257           |
| Interest Income           |                 |                 |
| <b>Total Income</b>       | <b>£114,304</b> | <b>£108,673</b> |
| <b>EXPENDITURE</b>        |                 |                 |
| Loan Interest             | 11,718          | 9,916           |
| Water Rates               | 3,423           | 3,110           |
| Electricity               | 1,160           | 697             |
| Gas Service & Supply      | 8,602           | 6,533           |
| Gardening                 | 6,310           | 4,980           |
| Maintenance               | 25,499          | 10,174          |
| Alarm Maintenance         | 1,580           | 1,388           |
| NAA Sub                   | 233             | 222             |
| Sundries                  | 240             | 370             |
| Admin                     | 17,569          | 16,428          |
| Post & Stat               | 111             | 70              |
| Telephone                 | 0               | 0               |
| Gen Admin                 | 298             | 405             |
| Insurance                 | 3,685           | 3,412           |
| Accountancy               | 840             | 840             |
| Donations                 | 268             | 273             |
| Legal / Professional      | 0               | 150             |
| Appliance Rental          | 1,944           | 1,944           |
| Property Depreciation     | 16,000          | 16,000          |
| Office Equipment Dep'n    | 291             | 388             |
| Solar Panel Dep'n         | 0               | 3,050           |
| Bank Charges              | 191             | 144             |
| <b>Total Expenditure</b>  | <b>99,962</b>   | <b>80,494</b>   |
| <b>Surplus for Period</b> | <b>£ 14,342</b> | <b>£ 28,179</b> |
| Sale of Investments       | -               | £8,058          |
| <b>Total Surplus</b>      | <b>£14,342</b>  | <b>£36,237</b>  |

## Hurst Consolidated Charity Balance Sheet - 31st March 2023

|   | £                | £                       | Mar-22<br>£             |
|---|------------------|-------------------------|-------------------------|
| <b>FIXED ASSETS</b>                               |                  |                         |                         |
| Freehold Properties                               | 134,145          |                         | 134,145                 |
| Property Improvements                             | 188,582          |                         | 188,582                 |
| Church Hill Extension                             | 68,952           |                         | 68,952                  |
| Twyford Renovation                                | 252,399          |                         | 252,399                 |
| Richard Bigg Almshouses                           | 569,316          |                         | 569,316                 |
|   | <u>1,213,394</u> |                         | <u>1,213,394</u>        |
| Less: Depreciation                                | <u>(129,818)</u> |                         | <u>(113,818)</u>        |
|   |                  | 1,083,575               | 1,099,575               |
| Less: Social Housing Grant                        |                  | <u>(389,048)</u>        | <u>(389,048)</u>        |
|   |                  | 694,527                 | 710,527                 |
| Equipment   | 41,898           |                         | 41,898                  |
| Less: Depreciation                                | <u>(41,030)</u>  |                         | <u>(40,739)</u>         |
|   |                  | 867                     | 1,158                   |
| Investments (Re-valued at 31st March 2023)        |                  | 239,884                 | 247,076                 |
|   |                  | <u>935,279</u>          | <u>958,761</u>          |
| <b>TOTAL FIXED ASSETS</b>                         |                  |                         |                         |
| <b>CURRENT ASSETS</b>                             |                  |                         |                         |
| Unity Bank  |                  | 12,346                  | 25,217                  |
|   |                  | <u>12,346</u>           | <u>25,217</u>           |
| <b>TOTAL CURRENT ASSETS</b>                       |                  |                         |                         |
| <b>CURRENT LIABILITIES</b>                        |                  |                         |                         |
| Accruals  | 3,089            |                         | 1,229                   |
| Housing Loans repayable within 1 year             | <u>14,276</u>    |                         | <u>16,047</u>           |
| Total Current Liabilities                         |                  | <u>17,366</u>           | <u>17,276</u>           |
| Net Current Assets                                |                  | <u>(5,019)</u>          | <u>7,941</u>            |
| <b>TOTAL NET ASSETS:</b>                          |                  | <u><b>£ 930,259</b></u> | <u><b>£ 966,703</b></u> |
| <b>Creditors - Over One Year &amp; Provisions</b> |                  |                         |                         |
| Housing Loans - Over 1 Year                       |                  | 21,709                  | 21,944                  |
| Almshouse Ass. Loan                               |                  | 50,000                  | 60,000                  |
| Charity Bank Mortgage                             |                  | 152,523                 | 185,882                 |
| <b>CAPITAL &amp; RESERVES</b>                     |                  |                         |                         |
| Almshouses Capital Fund                           | 239,884          |                         | 247,076                 |
| Reserves B/F                                      | 451,800          |                         | 415,563                 |
| Surplus/ (Loss) for Year                          | <u>14,342</u>    |                         | <u>36,237</u>           |
| <b>Total Capital &amp; Reserves</b>               |                  | <u>706,026</u>          | <u>966,703</u>          |
|   |                  | <u><b>£ 930,259</b></u> | <u><b>£ 966,703</b></u> |

**HURST CONSOLIDATED CHARITY  
CONTENTS OF THE ACCOUNTS  
FOR THE YEAR ENDED 31 MARCH 2023**

---

|   | <b>Page</b> |
|---|-------------|
| <b>General Information</b>  | <b>1.</b>   |
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**HURST CONSOLIDATED CHARITY  
ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2023  
GENERAL INFORMATION**

---

**TRUSTEES ACTING DURING THE YEAR**

CHAIRMAN: Mr. E J Edwards

VICE CHAIRMAN Mr. R J Fort

TREASURER Mr. J. H. Penney

OTHER TRUSTEES  
Mr. W. Smith  
Mr. D. Harper  
Mr. W Osborne  
Mrs. P. Wickendean

CLERK Mrs. L. Gladdish

BANKERS  
Unity Trust Bank plc.  
Four Brindleyplace  
Birmingham  
B1 2JB

AUDITORS:  
Elsburys  
Suite 2  
1, Kings Rd  
Crowthorne  
Berkshire  
RG45 7BF

REGISTERED WITH: The Charity Commissioners No. 1177503

**HURST CONSOLIDATED CHARITY**  
**STATEMENT OF TRUSTEES' RESPONSIBILITIES FOR THE ACCOUNTS**  
**AND CURRENT ACTIVITIES**

---

The purpose of this statement is to distinguish the Trustees' responsibilities for the accounts from those of the auditors as stated in their report.

The Charities Act 2011 requires the Trustees to prepare accounts for each financial year which give a true and fair view of the state of affairs of the Association and of the surplus/deficit of the Association for that period. In preparing these the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed;
- prepare the accounts on the going concern basis unless it is inappropriate.

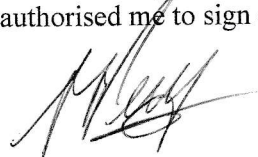
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The Trustees are also responsible for maintaining a satisfactory system of control of its books of account, its cash holdings and all its receipts and remittances and hence for taking responsible steps for the prevention and detection of fraud and other irregularities.

**Current Activities:**     The Charity performed within the budget parameters set and a surplus of £14,342

I declare in my capacity of charity trustee that:

- 1) the trustees have approved the report above; and
- 2) have authorised me to sign on their behalf



John H Penney  
Treasurer

Date.....20/10/2023.....

**HURST CONSOLIDATED CHARITY  
ACCOUNTANT'S REPORT ON THE ACCOUNTS**

**Report** to the trustees/members of Hurst Consolidated Charity on the accounts for the year ended 31 March 2023 set out on pages 4 and 5.

**Respective responsibilities of trustees and accountants**

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

It is my responsibility to:

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

**Basis of independent accountant's statement**


My examination was carried out in accordance with General Directions given by the Charity Commissioners. 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 the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion of the accounts.

**Accountant's statement**

In connection with my examination, no matter has come to my attention:

- 1) which gives me reasonable cause to believe that in any material respect the requirements:
  - to keep accounting records in accordance with section 130 of the 2011 Act; and
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Act have not been met;or
- 2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed

  
Rob Lamey  
FCCA

Date

20/10/2023

Address:

Suite 2  
1 Kings Rd.  
Crowthorne  
Berkshire  
RG45 7BF

**Hurst Consolidated Charity**  
**Income & Expenditure Account**  
**For the Year to 31st March 2023**

|                           | Actual<br>£     | Mar-22<br>£     |
|---------------------------|-----------------|-----------------|
| <b>INCOME</b>             |                 |                 |
| Maintenance Income        | 101,423         | 97,208          |
| Laundry Income            | 978             | 881             |
| Dividend Income           | 6,151           | 6,327           |
| Solar Panel Income        | 5,751           | 4,257           |
| Interest Income           |                 |                 |
| <b>Total Income</b>       | <b>£114,304</b> | <b>£108,673</b> |
| <b>EXPENDITURE</b>        |                 |                 |
| Loan Interest             | 11,718          | 9,916           |
| Water Rates               | 3,423           | 3,110           |
| Electricity               | 1,160           | 697             |
| Gas Service & Supply      | 8,602           | 6,533           |
| Gardening                 | 6,310           | 4,980           |
| Maintenance               | 25,499          | 10,174          |
| Alarm Maintenance         | 1,580           | 1,388           |
| NAA Sub                   | 233             | 222             |
| Sundries                  | 240             | 370             |
| Admin                     | 17,569          | 16,428          |
| Post & Stat               | 111             | 70              |
| Telephone                 | 0               | 0               |
| Gen Admin                 | 298             | 405             |
| Insurance                 | 3,685           | 3,412           |
| Accountancy               | 840             | 840             |
| Donations                 | 268             | 273             |
| Legal / Professional      | 0               | 150             |
| Appliance Rental          | 1,944           | 1,944           |
| Property Depreciation     | 16,000          | 16,000          |
| Office Equipment Dep'n    | 291             | 388             |
| Solar Panel Dep'n         | 0               | 3,050           |
| Bank Charges              | 191             | 144             |
| <b>Total Expenditure</b>  | <b>99,962</b>   | <b>80,494</b>   |
| <b>Surplus for Period</b> | <b>£ 14,342</b> | <b>£ 28,179</b> |
| Sale of Investments       | -               | £8,058          |
| <b>Total Surplus</b>      | <b>£14,342</b>  | <b>£36,237</b>  |

## Hurst Consolidated Charity Balance Sheet - 31st March 2023

|   | £                | £                | Mar-22<br>£      |
|---|------------------|------------------|------------------|
| <b>FIXED ASSETS</b>                               |                  |                  |                  |
| Freehold Properties                               | 134,145          |                  | 134,145          |
| Property Improvements                             | 188,582          |                  | 188,582          |
| Church Hill Extension                             | 68,952           |                  | 68,952           |
| Twyford Renovation                                | 252,399          |                  | 252,399          |
| Richard Bigg Almshouses                           | 569,316          |                  | 569,316          |
|   | <u>1,213,394</u> |                  | <u>1,213,394</u> |
| Less: Depreciation                                | <u>(129,818)</u> |                  | <u>(113,818)</u> |
|   |                  | 1,083,575        | 1,099,575        |
| Less: Social Housing Grant                        |                  | <u>(389,048)</u> | <u>(389,048)</u> |
|   |                  | 694,527          | 710,527          |
| Equipment   | 41,898           |                  | 41,898           |
| Less: Depreciation                                | <u>(41,030)</u>  |                  | <u>(40,739)</u>  |
|   |                  | 867              | 1,158            |
| Investments (Re-valued at 31st March 2023)        |                  | 239,884          | 247,076          |
|   |                  | <u>935,279</u>   | <u>958,761</u>   |
| <b>TOTAL FIXED ASSETS</b>                         |                  |                  |                  |
|   |                  | 935,279          | 958,761          |
| <b>CURRENT ASSETS</b>                             |                  |                  |                  |
| Unity Bank  |                  | 12,346           | 25,217           |
|   |                  | <u>12,346</u>    | <u>25,217</u>    |
| <b>TOTAL CURRENT ASSETS</b>                       |                  |                  |                  |
|   |                  | 12,346           | 25,217           |
| <b>CURRENT LIABILITIES</b>                        |                  |                  |                  |
| Accruals  | 3,089            |                  | 1,229            |
| Housing Loans repayable within 1 year             | <u>14,276</u>    |                  | <u>16,047</u>    |
| Total Current Liabilities                         |                  | 17,366           | 17,276           |
| Net Current Assets                                |                  | <u>(5,019)</u>   | <u>7,941</u>     |
| <b>TOTAL NET ASSETS:</b>                          |                  | <u>£ 930,259</u> | <u>£ 966,703</u> |
| <b>Creditors - Over One Year &amp; Provisions</b> |                  |                  |                  |
| Housing Loans - Over 1 Year                       |                  | 21,709           | 21,944           |
| Almshouse Ass. Loan                               |                  | 50,000           | 60,000           |
| Charity Bank Mortgage                             |                  | 152,523          | 185,882          |
| <b>CAPITAL &amp; RESERVES</b>                     |                  |                  |                  |
| Almshouses Capital Fund                           | 239,884          |                  | 247,076          |
| Reserves B/F                                      | 451,800          |                  | 415,563          |
| Surplus/ (Loss) for Year                          | <u>14,342</u>    |                  | <u>36,237</u>    |
| <b>Total Capital &amp; Reserves</b>               |                  | <u>706,026</u>   | <u>966,703</u>   |
|   |                  | <u>£ 930,259</u> | <u>£ 966,703</u> |

**HURST CONSOLIDATED CHARITY**

England & Wales - Charity number 1177503

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# Accounts

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Hurst Consolidated Charity  
Annual Report 2021 – 2022

Registration Number 1177503

The Charity operates under the Charity Commission Scheme dated:

12<sup>th</sup> May 2018

The Charity is a Charitable Incorporated Organisation

Trustees 2021 – 2022

|                   |   |
|-------------------|---|
| Chairman          | Mr E J Edwards                            |
| Vice Chairman     | Mr R J Fort                               |
| Treasurer/Trustee | Mr J H Penney                             |
|                   | Mr G Harper – rep Winnersh Parish Council |
|                   | Mr W Osborne – co-opted                   |
|                   | Mr W Smith – rep Hurst Parish Council     |
|                   | Mrs P Wickenden – co-opted                |

## Introduction

The Charity's main purpose is the provision and maintenance of fifteen single and five double units of Almshouse accommodation situated across Hurst (three site) and Twyford (one site) in the county of Berkshire.

## Residents

The Charity currently houses twenty residents aged between 54 and 94. During the year one resident vacated an almshouse to move to another area.

### Richard Harrison Almshouses, London Road, Twyford, built 1660

Lime repointing and replacement brickwork has been carried out to the external wall, east elevation.

### William Barker Almshouses, Church Hill, Hurst built 1664 and 1980

A purpose made external oak door and canopy have been fitted into the original oak frame of a courtyard door.

The metal courtyard entrance gate has been stripped and powder coated black. The washing lines have been replaced with new. Several dead trees have been felled.

### Lodge Close Almshouses, Hinton Road, Hurst, built 1960

Houses 1 and 2 were fitted with new hot water cylinders due to the existing cylinders developing leaks. The stopcock in house number 2 was found to have been leaking (undetected) for a considerable time, as a result of this the house required a new kitchen unit and replacement vinyl flooring fitted once the floor had dried out.

The solar panels installed on this property provide valuable income for the Charity.

### Richard Bigg Almshouses, Hinton Road, Hurst, built 2019

The three new build properties were entered for The Almshouse Association Patrons Award. The judges visited the site in August being suitably impressed with the style and quality of the houses, the winner of the award will be announced in June 2022.

### Administration

All gas boilers were serviced by British Gas and Landlords Safety Certificates issued.

The weekly maintenance charge was not increased for the year 2021-2022

Twenty-one-year 6 school leavers from St Nicholas School, Hurst were presented with bibles as indicated in the will of the late Dame Dorothy Harrison 1664.

The Charity held a garden party in the grounds of the William Barker Almshouses to celebrate the 75<sup>th</sup> anniversary of The Almshouse Association. The local press ran an article on the event along with photos.

With ongoing restrictions due to the pandemic, the Trustees Quarterly Meetings have remained suspended. The Trustees have been kept informed by a quarterly Chairman's Report detailing changes and alterations within the Charity.

### Trustees

Mr. Edwards was proposed and elected to serve as Chairman for the coming year 2021-2022

### Summary

The Charity continues to provide high quality, affordable housing for local people.

The buildings benefit from regular upgrading and improvement works, along with day-to-day internal and external maintenance carried out as required.

Grounds are regularly mowed and tended by the Charity's gardener, with residents being encouraged to care for their own flowerbeds.

Clerk to the Trustees Mrs. L Gladdish  
Bridleway Farm  
Islandstone Lane, Hurst  
Reading, Berkshire RG10 0RJ

Bankers Unity Trust Bank plc  
PO Box 7193  
Planetary Road  
Willenhall WV1 9DG

Solicitors Field, Seymour, Parkes  
The Old Coroners Court  
1 London Road  
Reading, Berkshire RG1 4QW

Auditor Elsbury's Ltd  
Suite 2  
1 Kings Ride  
Crowthorne, Berkshire RG45 7BF

Architects TP Architects  
33a St Luke's Road  
Maidenhead, Berkshire SL6 7DN

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**HURST CONSOLIDATED CHARITY  
CONTENTS OF THE ACCOUNTS  
FOR THE YEAR ENDED 31 MARCH 2022**

---

|   | <b>Page</b> |
|---|-------------|
| <b>General Information</b>  | <b>1.</b>   |
| <b>Statement of Trustees' Responsibilities and Current Activities</b> | <b>2.</b>   |
| <b>Accountants Report</b>   | <b>3.</b>   |
| <b>Income and Expenditure Account</b>                                 | <b>4.</b>   |
| <b>Balance Sheet</b>  | <b>5.</b>   |

**HURST CONSOLIDATED CHARITY  
CONTENTS OF THE ACCOUNTS  
FOR THE YEAR ENDED 31 MARCH 2022**

---

|   | <b>Page</b> |
|---|-------------|
| <b>General Information</b>  | <b>1.</b>   |
| <b>Statement of Trustees' Responsibilities and Current Activities</b> | <b>2.</b>   |
| <b>Accountants Report</b>   | <b>3.</b>   |
| <b>Income and Expenditure Account</b>                                 | <b>4.</b>   |
| <b>Balance Sheet</b>  | <b>5.</b>   |

**HURST CONSOLIDATED CHARITY  
ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2022  
GENERAL INFORMATION**

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**TRUSTEES ACTING DURING THE YEAR**

|                  |   |
|------------------|---|
| CHAIRMAN:        | Mr. E J Edwards   |
| VICE CHAIRMAN    | Mr. R J Fort  |
| TREASURER        | Mr. J. H. Penney  |
| OTHER TRUSTEES   | Mr. W. Smith<br>Mr. D. Harper<br>Mr. W Osborne<br>Mrs. P. Wickendean      |
| CLERK            | Mrs. L. Gladdish  |
| BANKERS          | Unity Trust Bank plc.<br>Four Brindleyplace<br>Birmingham<br>B1 2JB       |
| AUDITORS:        | Elsburys<br>Suite 2<br>1, Kings Rd<br>Crowthorne<br>Berkshire<br>RG45 7BF |
| REGISTERED WITH: | The Charity Commissioners No. 1177503                                     |

**HURST CONSOLIDATED CHARITY  
STATEMENT OF TRUSTEES' RESPONSIBILITIES FOR THE ACCOUNTS  
AND CURRENT ACTIVITIES**

---

The purpose of this statement is to distinguish the Trustees' responsibilities for the accounts from those of the auditors as stated in their report.

The Charities Act 2011 requires the Trustees to prepare accounts for each financial year which give a true and fair view of the state of affairs of the Association and of the surplus/deficit of the Association for that period. In preparing these the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed;
- prepare the accounts on the going concern basis unless it is inappropriate.

The Trustees are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association and to enable them to ensure that the accounts comply with the Charities Act 2011 and the Housing Act 1996.

The Trustees are also responsible for maintaining a satisfactory system of control of its books of account, its cash holdings and all its receipts and remittances and hence for taking responsible steps for the prevention and detection of fraud and other irregularities.

**Current Activities:** The Charity performed within the budget parameters set and a surplus of £36,237 of which £8,058 was the sale of investments

I declare in my capacity of charity trustee that:

- 1) the trustees have approved the report above; and
- 2) have authorised me to sign on their behalf

  
John H Penney  
Treasurer

Date..... 12 Oct 2022

**HURST CONSOLIDATED CHARITY  
ACCOUNTANT'S REPORT ON THE ACCOUNTS**

**Report** to the trustees/members of Hurst Consolidated Charity on the accounts for the year ended 31 March 2022 set out on pages 4 and 5.

**Respective responsibilities of trustees and accountants**

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

It is my responsibility to:

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

**Basis of independent accountant's statement**

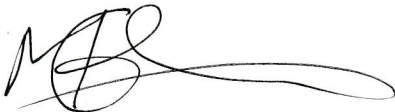
My examination was carried out in accordance with General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion of the accounts.

**Accountant's statement**

In connection with my examination, no matter has come to my attention:

- 1) which gives me reasonable cause to believe that in any material respect the requirements:
  - to keep accounting records in accordance with section 130 of the 2011 Act; and
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Act have not been met;or
- 2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed



Matt Elsbury  
ACCA

Date 18/05/22

Address: Suite 2  
1 Kings Rd.  
Crowthorne  
Berkshire  
RG45 7BF

**Hurst Consolidated Charity**  
**Income & Expenditure Account**  
**For the Year to 31st March 2022**

|                           | Actual          | Mar-21          |
|---------------------------|-----------------|-----------------|
|                           | £               | £               |
| <b>INCOME</b>             |                 |                 |
| Maintenance Income        | 97,208          | 96,940          |
| Laundry Income            | 881             | 1,030           |
| Dividend Income           | 6,327           | 5,965           |
| Interest Income           | -               | -               |
| Solar Panel Income        | 4,257           | 5,229           |
| <b>Total Income</b>       | <b>£108,673</b> | <b>£109,164</b> |
| <br>                      |                 |                 |
| <b>EXPENDITURE</b>        |                 |                 |
| Loan Interest             | 9,916           | 10,435          |
| Water Rates               | 3,110           | 3,104           |
| Electricity               | 697             | 854             |
| Gas Service & Supply      | 6,533           | 6,344           |
| Gardening                 | 4,980           | 5,335           |
| Maintenance               | 10,174          | 19,067          |
| Alarm Maintenance         | 1,388           | 1,454           |
| NAA Subscription          | 222             | 216             |
| Sundries                  | 370             | 90              |
| Admin                     | 16,428          | 15,725          |
| Post & Stat               | 70              | 75              |
| Telephone                 | 0               | 0               |
| Gen Admin                 | 405             | (38)            |
| Insurance                 | 3,412           | 3,485           |
| Accountancy               | 840             | 840             |
| Donations                 | 273             | 555             |
| Legal / Professional      | 150             | 3,120           |
| Appliance Rental          | 1,944           | 1,944           |
| Property Depreciation     | 16,000          | 16,000          |
| Office Equipment Dep'n    | 388             | 277             |
| Solar Panel Dep'n         | 3,050           | 3,052           |
| Bank Charges              | 144             | 82              |
| Total Expenditure         | 80,494          | 92,016          |
| <b>Surplus for Period</b> | <b>£28,179</b>  | <b>£17,149</b>  |
| <br>                      |                 |                 |
| Sale of Investments       | £8,058          | 0               |
| <b>Total Surplus</b>      | <b>£36,237</b>  | <b>£17,149</b>  |

## Hurst Consolidated Charity Balance Sheet - 31st March 2022

|   | £                | £                | <i>Mar-21</i><br>£ |
|---|------------------|------------------|--------------------|
| <b>FIXED ASSETS</b>                               |                  |                  |                    |
| Freehold Properties                               | 134,145          |                  | 134,145            |
| Property Improvements                             | 188,582          |                  | 188,582            |
| Church Hill Extension                             | 68,952           |                  | 68,952             |
| Twyford Renovation                                | 252,399          |                  | 252,399            |
| Richard Bigg Almshouses                           | 569,316          |                  | 569,316            |
|   | <u>1,213,394</u> |                  | <u>1,213,394</u>   |
| Less: Depreciation                                | <u>(113,818)</u> |                  | <u>(97,818)</u>    |
|   |                  | 1,099,575        | 1,115,575          |
| Less: Social Housing Grant                        |                  | <u>(389,048)</u> | <u>(389,048)</u>   |
|   |                  | 710,527          | 726,527            |
| Equipment   | 41,898           |                  | 40,905             |
| Less: Depreciation                                | <u>(40,739)</u>  |                  | <u>(37,300)</u>    |
|   |                  | 1,158            | 3,604              |
| Investments (Re-valued at 31st March 2022)        |                  | 247,076          | 235,095            |
| Total Fixed Assets                                |                  | <u>958,761</u>   | <u>965,226</u>     |
| <b>CURRENT ASSETS</b>                             |                  |                  |                    |
| Unity Bank  |                  | 25,217           | 12,192             |
| Total Current Assets                              |                  | <u>25,217</u>    | <u>12,192</u>      |
| <b>CURRENT LIABILITIES</b>                        |                  |                  |                    |
| Accruals  | 1,228            |                  | 1,243              |
| Housing Loans repayable within 1 year             | <u>16,047</u>    |                  | <u>16,760</u>      |
| Total Current Liabilities                         |                  | <u>17,275</u>    | <u>18,002</u>      |
| Net Current Assets                                |                  | <u>7,942</u>     | <u>(5,810)</u>     |
| <b>TOTAL NET ASSETS:</b>                          |                  | <u>£ 966,703</u> | <u>£ 959,416</u>   |
| <b>Creditors - Over One Year &amp; Provisions</b> |                  |                  |                    |
| Housing Loans - Over 1 Year                       |                  | 21,944           | 22,189             |
| Almshouse Ass. Loan                               |                  | 60,000           | 70,000             |
| Charity Bank Mortgage                             |                  | 185,882          | 216,569            |
| <b>CAPITAL &amp; RESERVES</b>                     |                  |                  |                    |
| Almshouses Capital Fund                           | 247,076          |                  | 235,095            |
| Reserves B/F                                      | 415,563          |                  | 398,414            |
| Surplus/ (Loss) for Year                          | <u>36,237</u>    |                  | <u>17,149</u>      |
|   |                  | 698,876          | 959,416            |
| <b>CAPITAL &amp; RESERVES</b>                     |                  | <u>£ 966,703</u> | <u>£ 959,416</u>   |

**HURST CONSOLIDATED CHARITY  
CONTENTS OF THE ACCOUNTS  
FOR THE YEAR ENDED 31 MARCH 2022**

---

|   | <b>Page</b> |
|---|-------------|
| <b>General Information</b>  | <b>1.</b>   |
| <b>Statement of Trustees' Responsibilities and Current Activities</b> | <b>2.</b>   |
| <b>Accountants Report</b>   | <b>3.</b>   |
| <b>Income and Expenditure Account</b>                                 | <b>4.</b>   |
| <b>Balance Sheet</b>  | <b>5.</b>   |

**HURST CONSOLIDATED CHARITY  
CONTENTS OF THE ACCOUNTS  
FOR THE YEAR ENDED 31 MARCH 2022**

---

|   | <b>Page</b> |
|---|-------------|
| <b>General Information</b>  | <b>1.</b>   |
| <b>Statement of Trustees' Responsibilities and Current Activities</b> | <b>2.</b>   |
| <b>Accountants Report</b>   | <b>3.</b>   |
| <b>Income and Expenditure Account</b>                                 | <b>4.</b>   |
| <b>Balance Sheet</b>  | <b>5.</b>   |

**HURST CONSOLIDATED CHARITY  
ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2022  
GENERAL INFORMATION**

---

**TRUSTEES ACTING DURING THE YEAR**

|                  |   |
|------------------|---|
| CHAIRMAN:        | Mr. E J Edwards   |
| VICE CHAIRMAN    | Mr. R J Fort  |
| TREASURER        | Mr. J. H. Penney  |
| OTHER TRUSTEES   | Mr. W. Smith<br>Mr. D. Harper<br>Mr. W Osborne<br>Mrs. P. Wickendean      |
| CLERK            | Mrs. L. Gladdish  |
| BANKERS          | Unity Trust Bank plc.<br>Four Brindleyplace<br>Birmingham<br>B1 2JB       |
| AUDITORS:        | Elsburys<br>Suite 2<br>1, Kings Rd<br>Crowthorne<br>Berkshire<br>RG45 7BF |
| REGISTERED WITH: | The Charity Commissioners No. 1177503                                     |

**HURST CONSOLIDATED CHARITY  
STATEMENT OF TRUSTEES' RESPONSIBILITIES FOR THE ACCOUNTS  
AND CURRENT ACTIVITIES**

---

The purpose of this statement is to distinguish the Trustees' responsibilities for the accounts from those of the auditors as stated in their report.

The Charities Act 2011 requires the Trustees to prepare accounts for each financial year which give a true and fair view of the state of affairs of the Association and of the surplus/deficit of the Association for that period. In preparing these the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed;
- prepare the accounts on the going concern basis unless it is inappropriate.

The Trustees are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association and to enable them to ensure that the accounts comply with the Charities Act 2011 and the Housing Act 1996.

The Trustees are also responsible for maintaining a satisfactory system of control of its books of account, its cash holdings and all its receipts and remittances and hence for taking responsible steps for the prevention and detection of fraud and other irregularities.

**Current Activities:** The Charity performed within the budget parameters set and a surplus of £36,237 of which £8,058 was the sale of investments

I declare in my capacity of charity trustee that:

- 1) the trustees have approved the report above; and
- 2) have authorised me to sign on their behalf

  
John H Penney  
Treasurer

Date.....

12 Oct 2022

**HURST CONSOLIDATED CHARITY  
ACCOUNTANT'S REPORT ON THE ACCOUNTS**

**Report** to the trustees/members of Hurst Consolidated Charity on the accounts for the year ended 31 March 2022 set out on pages 4 and 5.

**Respective responsibilities of trustees and accountants**

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

It is my responsibility to:

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

**Basis of independent accountant's statement**

My examination was carried out in accordance with General Directions given by the Charity Commissioners. 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 the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion of the accounts.

**Accountant's statement**

In connection with my examination, no matter has come to my attention:

- 1) which gives me reasonable cause to believe that in any material respect the requirements:
  - to keep accounting records in accordance with section 130 of the 2011 Act; and
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Act have not been met;or
- 2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed



Matt Elsbury  
ACCA

Date 18/05/22

Address: Suite 2  
1 Kings Rd.  
Crowthorne  
Berkshire  
RG45 7BF

**Hurst Consolidated Charity**  
**Income & Expenditure Account**  
**For the Year to 31st March 2022**

|                           | Actual          | <i>Mar-21</i>   |
|---------------------------|-----------------|-----------------|
|                           | £               | £               |
| <b>INCOME</b>             |                 |                 |
| Maintenance Income        | 97,208          | 96,940          |
| Laundry Income            | 881             | 1,030           |
| Dividend Income           | 6,327           | 5,965           |
| Interest Income           | -               | -               |
| Solar Panel Income        | 4,257           | 5,229           |
| <b>Total Income</b>       | <b>£108,673</b> | <b>£109,164</b> |
| <b>EXPENDITURE</b>        |                 |                 |
| Loan Interest             | 9,916           | 10,435          |
| Water Rates               | 3,110           | 3,104           |
| Electricity               | 697             | 854             |
| Gas Service & Supply      | 6,533           | 6,344           |
| Gardening                 | 4,980           | 5,335           |
| Maintenance               | 10,174          | 19,067          |
| Alarm Maintenance         | 1,388           | 1,454           |
| NAA Subscription          | 222             | 216             |
| Sundries                  | 370             | 90              |
| Admin                     | 16,428          | 15,725          |
| Post & Stat               | 70              | 75              |
| Telephone                 | 0               | 0               |
| Gen Admin                 | 405             | (38)            |
| Insurance                 | 3,412           | 3,485           |
| Accountancy               | 840             | 840             |
| Donations                 | 273             | 555             |
| Legal / Professional      | 150             | 3,120           |
| Appliance Rental          | 1,944           | 1,944           |
| Property Depreciation     | 16,000          | 16,000          |
| Office Equipment Dep'n    | 388             | 277             |
| Solar Panel Dep'n         | 3,050           | 3,052           |
| Bank Charges              | 144             | 82              |
| Total Expenditure         | 80,494          | 92,016          |
| <b>Surplus for Period</b> | <b>£28,179</b>  | <b>£17,149</b>  |
| Sale of Investments       | £8,058          | 0               |
| <b>Total Surplus</b>      | <b>£36,237</b>  | <b>£17,149</b>  |

## Hurst Consolidated Charity Balance Sheet - 31st March 2022

|   | £                | £                | <i>Mar-21</i><br>£ |
|---|------------------|------------------|--------------------|
| <b>FIXED ASSETS</b>                               |                  |                  |                    |
| Freehold Properties                               | 134,145          |                  | 134,145            |
| Property Improvements                             | 188,582          |                  | 188,582            |
| Church Hill Extension                             | 68,952           |                  | 68,952             |
| Twyford Renovation                                | 252,399          |                  | 252,399            |
| Richard Bigg Almshouses                           | 569,316          |                  | 569,316            |
|   | <u>1,213,394</u> |                  | <u>1,213,394</u>   |
| Less: Depreciation                                | <u>(113,818)</u> |                  | <u>(97,818)</u>    |
|   |                  | 1,099,575        | 1,115,575          |
| Less: Social Housing Grant                        |                  | <u>(389,048)</u> | <u>(389,048)</u>   |
|   |                  | 710,527          | 726,527            |
| Equipment   | 41,898           |                  | 40,905             |
| Less: Depreciation                                | <u>(40,739)</u>  |                  | <u>(37,300)</u>    |
|   |                  | 1,158            | 3,604              |
| Investments (Re-valued at 31st March 2022)        |                  | 247,076          | 235,095            |
| Total Fixed Assets                                |                  | <u>958,761</u>   | <u>965,226</u>     |
| <b>CURRENT ASSETS</b>                             |                  |                  |                    |
| Unity Bank  |                  | 25,217           | 12,192             |
| Total Current Assets                              |                  | <u>25,217</u>    | <u>12,192</u>      |
| <b>CURRENT LIABILITIES</b>                        |                  |                  |                    |
| Accruals  | 1,228            |                  | 1,243              |
| Housing Loans repayable within 1 year             | <u>16,047</u>    |                  | <u>16,760</u>      |
| Total Current Liabilities                         |                  | <u>17,275</u>    | <u>18,002</u>      |
| Net Current Assets                                |                  | <u>7,942</u>     | <u>(5,810)</u>     |
| <b>TOTAL NET ASSETS:</b>                          |                  | <u>£ 966,703</u> | <u>£ 959,416</u>   |
| <b>Creditors - Over One Year &amp; Provisions</b> |                  |                  |                    |
| Housing Loans - Over 1 Year                       |                  | 21,944           | 22,189             |
| Almshouse Ass. Loan                               |                  | 60,000           | 70,000             |
| Charity Bank Mortgage                             |                  | 185,882          | 216,569            |
| <b>CAPITAL &amp; RESERVES</b>                     |                  |                  |                    |
| Almshouses Capital Fund                           | 247,076          |                  | 235,095            |
| Reserves B/F                                      | 415,563          |                  | 398,414            |
| Surplus/ (Loss) for Year                          | <u>36,237</u>    |                  | <u>17,149</u>      |
|   |                  | 698,876          | 959,416            |
| <b>CAPITAL &amp; RESERVES</b>                     |                  | <u>£ 966,703</u> | <u>£ 959,416</u>   |

**HURST CONSOLIDATED CHARITY**

England & Wales - Charity number 1177503

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# Accounts

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# Hurst Consolidated Charity Annual Report 2020-2021

Registration Number 1177503

The Charity operates under the Charity Commission Scheme dated:

12th March 2018

The Charity is a Charitable Incorporated Organisation

## Trustees 2020-2021

|                   |  |
|-------------------|--|
| Chairman          | Mr. E J Edwards                            |
| Vice Chairman     | Mr. R J Fort                               |
| Treasurer/Trustee | Mr. J H Penney                             |
|                   | Mr. G Harper – rep Winnersh Parish Council |
|                   | Mr. W Osborne – co-opted                   |
|                   | Mr. W Smith – rep Hurst Parish Council     |
|                   | Mrs. P Wickenden – co-opted                |

## Introduction

The Charity's main purpose is the provision and maintenance of fifteen single and five double units of Almshouse accommodation situated across Hurst (three sites) and Twyford (one site) in Berkshire.

## Residents

Twenty-one residents aged between 53 and 93 occupy the Almshouses. Sadly, during the year six residents passed away (all non-Covid related illnesses). One of the residents at the age of 96 had lived in an almshouse for over thirty-six years. The Charity welcomed five new residents.

## Dame Dorothy Almshouses, London Road, Twyford, built 1660

The entrance hallway light was replaced with a more energy efficient LED version with battery back-up.

A boundary wall pillar needed to be rebuilt following vandalism.

Anti-climb paint has been re-applied to the high boundary wall along with warning signage.

## William Barker Almshouses, Church Hill, Hurst, built 1664 and 1980

Following the death of the Charity's longest serving resident (36 years), the property underwent complete refurbishment, including a new kitchen and shower room, bringing the property up to a comfortable modern-day standard.

The courtyard grass has been scarified and fertilized by Mr. Osborne (trustee) which has greatly improved its condition.

New external LED lighting with battery back-up has been installed in the courtyard replacing the existing lights which were old and not energy efficient.

## Lodge Close Almshouse, Hinton Road, Hurst, built 1960

One of the properties became vacant following the death of a resident. This property was redecorated, and new carpets were fitted throughout.

The solar panels installed on this property continued to provide valuable income for the Charity.

## Richard Bigg Almshouse, Hinton Road, Hurst, built 2019

This new build has been short listed for The Almshouse Association Patrons Award, judges will be visiting the site in August 2021.

## Administration

The five-year Quinquennial Survey Report was carried out on all properties by TP Architects, no major problems were found and a small amount of remedial work was brought to the Charity's attention.

All properties had an electrical DEICR 5-year inspection carried out.

All gas boilers were serviced by British Gas and Landlord Safety Certificates issued.

The Weekly Maintenance Charge was increased by 5%

Covid – all residents have coped very well with the restrictions caused by the pandemic.

Twenty Year-6 school leavers from St Nicholas School, Hurst were presented with bibles as indicated in the will of the late Dame Dorothy Harrison 1664.

Due to restrictions because of the pandemic the Trustees Quarterly Meetings were cancelled. The Trustees were kept informed by a quarterly Chairman's Report detailing changes and alterations within the Charity.

## Trustees

Mr. Edwards was proposed and elected to serve as Chairman for the year 2020-2021

## Summary

The Charity continues to provide high quality, affordable housing for local people.

The buildings benefit from regular upgrading and improvement works, along with day-to-day maintenance carried out as required.

Grounds are regularly mowed and tended by the Charity's gardener, with residents being encouraged to care for their own flowerbeds.

Clerk to the Trustees

Mrs. L Gladdish  
Bridleway Farm  
Islandstone Lane, Hurst  
Reading, Berkshire RG10 0RJ

Bankers

Unity Trust Bank plc  
PO Box 7193  
Planetary Road  
Willenhall WV1 9DG

Solicitors

Field, Seymour, Parkes  
The Old Coroners Court  
1 London Road  
Reading, Berkshire RG1 4QW

Auditor

Elsbury's Ltd  
Suite 2  
1 Kings Ride  
Crowthorne, Berkshire RG45 7BF

Architects

TP Architects  
33a St Luke's Road  
Maidenhead  
Berkshire SL6 7D

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HURST CONSOLIDATED CHARITY  
CONTENTS OF THE ACCOUNTS  
FOR THE YEAR ENDED 31 MARCH 2021

---

|  | Page |
|--|------|
| General Information  | 1.   |
| Statement of Trustees' Responsibilities and Current Activities | 2.   |
| Accountants Report   | 3.   |
| Income and Expenditure Account                                 | 4.   |
| Balance Sheet  | 5.   |

**HURST CONSOLIDATED CHARITY  
ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2021  
GENERAL INFORMATION**

---

**TRUSTEES ACTING DURING THE YEAR**

CHAIRMAN: Mr. E J Edwards

VICE CHAIRMAN Mr. RJ Fort

TREASURER Mr. J. H. Penney

OTHER TRUSTEES  
Mr. W. Smith  
Mr. D. Harper  
Mr. W Osborne  
Mrs. P. Wickendean

CLERK Mrs. L. Gladdish

BANKERS  
Unity Trust Bank plc.  
Four Brindleyplace  
Birmingham  
B1 2JB

AUDITORS:  
Elsburys  
Suite 2  
1, Kings Rd  
Crowthorne  
Berkshire  
RG45 7BF

REGISTERED WITH: The Charity Commissioners No. 1177503

**HURST CONSOLIDATED CHARITY  
STATEMENT OF TRUSTEES' RESPONSIBILITIES FOR THE ACCOUNTS  
AND CURRENT ACTIVITIES**

---

The purpose of this statement is to distinguish the Trustees' responsibilities for the accounts from those of the auditors as stated in their report.

The Charities Act 2011 requires the Trustees to prepare accounts for each financial year which give a true and fair view of the state of affairs of the Association and of the surplus/deficit of the Association for that period. In preparing these the Trustees are required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed;
- prepare the accounts on the going concern basis unless it is inappropriate.

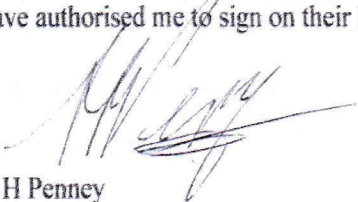
The Trustees are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association and to enable them to ensure that the accounts comply with the Charities Act 2011 and the Housing Act 1996.

The Trustees are also responsible for maintaining a satisfactory system of control of its books of account, its cash holdings and all its receipts and remittances and hence for taking responsible steps for the prevention and detection of fraud and other irregularities.

**Current Activities:** The Charity performed within the budget parameters set and a surplus of £17,149 was achieved.

I declare in my capacity of charity trustee that:

- 1) the trustees have approved the report above; and
- 2) have authorised me to sign on their behalf

  
John H Penney  
Treasurer

Date... 8/10/2021

**HURST CONSOLIDATED CHARITY  
ACCOUNTANT'S REPORT ON THE ACCOUNTS**

**Report** to the trustees/members of Hurst Consolidated Charity on the accounts for the year ended 31 March 2021 set out on pages 4 and 5.

**Respective responsibilities of trustees and accountants**

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

It is my responsibility to:

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

**Basis of independent accountant's statement**

My examination was carried out in accordance with General Directions given by the Charity Commissioners. 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 the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion of the accounts.

**Accountant's statement**

In connection with my examination, no matter has come to my attention:

- 1) which gives me reasonable cause to believe that in any material respect the requirements:  
to keep accounting records in accordance with section 130 of the 2011 Act: and  
to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Act have not been met;

or

- 2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed



Matt Elsbury  
ACCA

Date 08/10/2021

Address: Suite 2  
1 Kings Rd.  
Crowthorne  
Berkshire  
RG457BF

**Hurst Consolidated Charity**  
**Income & Expenditure Account**  
**For the Year to 31st March 2021**

|                           | Actual          | Mar-20         |
|---------------------------|-----------------|----------------|
|                           | £               | £              |
| <b>INCOME</b>             |                 |                |
| Maintenance Income        | 96,940          | 88,736         |
| Laundry Income            | 1,030           | 592            |
| Dividend Income           | 5,965           | 6,152          |
| Interest Income           |                 |                |
| Solar Panel Income        | 5,229           | 4,159          |
| <b>Total Income</b>       | <b>£109,164</b> | <b>£99,639</b> |
| <br>                      |                 |                |
| <b>EXPENDITURE</b>        |                 |                |
| Loan Interest             | 10,435          | 12,760         |
| Water Rates               | 3,104           | 3,046          |
| Electricity               | 854             | 638            |
| Gas Service & Supply      | 6,344           | 6,813          |
| Gardening                 | 5,335           | 5,896          |
| Maintenance               | 19,067          | 14,094         |
| Alarm Maintenance         | 1,454           | 1,085          |
| NAA Subscription          | 216             | 210            |
| Sundries                  | 90              | 8              |
| Admin                     | 15,725          | 13,838         |
| Post & Stat               | 75              | 143            |
| Telephone                 | 0               | 0              |
| GenAdmin                  | (38)            | 793            |
| Insurance                 | 3,485           | 3,343          |
| Accountancy               | 840             | 840            |
| Donations                 | 555             | 255            |
| Legal / Professional      | 3,120           | 1,080          |
| Appliance Rental          | 1,944           | 1,458          |
| Property Depreciation     | 16,000          | 4,960          |
| Office Equipment Dep'n    | 277             | 277            |
| Solar Panel Dep'n         | 3,052           | 3,052          |
| Bank Charges              | 82              | 28             |
| <b>Total Expenditure</b>  | <b>92,016</b>   | <b>74,616</b>  |
| <b>Surplus for Period</b> | <b>£17,149</b>  | <b>£25,023</b> |

## Hurst Consolidated Charity Balance Sheet - 31st March 2021

|   | £         | £         | <i>Mar-20</i> |
|---|-----------|-----------|---------------|
| <b>FIXED ASSETS</b>                               | £         | £         | £             |
| Freehold Properties                               | 134,145   |           | 134,145       |
| Property Improvements                             | 188,582   |           | 188,582       |
| Church Hill Extension                             | 68,952    |           | 68,952        |
| Twyford Renovation                                | 252,399   |           | 252,399       |
| Richard Bigg Almshouses                           | 569,316   |           | 547,147       |
|   | 1,213,394 |           | 1,191,225     |
| Less: Depreciation                                | (97,818}  |           | (81,818)      |
|   |           | 1,115,575 | 1,109,407     |
| Less: Social Housing Grant                        |           | (389,0482 | (389,048)     |
|   |           | 726,527   | 720,359       |
| Equipment   | 40,905    |           | 40,905        |
| Less: Depreciation                                | (37,3002  |           | (33,971)      |
|   |           | 3,604     | 6,933         |
| Investments (Re-valued at 31st March 2021)        |           | 235,093   | 193,636       |
| <b>Total Fixed Assets</b>                         |           | 965,224   | 920,928       |
| <b>CURRENT ASSETS</b>                             |           |           |               |
| Unity Bank  |           | 12,192    | 14,351        |
| <b>Total Current Assets</b>                       |           | 12,192    | 14,351        |
| <b>CURRENT LIABILITIES</b>                        |           |           |               |
| Accruals  | 1,243     |           | 1,152         |
| Housing Loans repayable within 1 year             | 16,760    |           | 11,442        |
| <b>Total Current Liabilities</b>                  |           | 18,002    | 12,594        |
| <b>Net Current Assets</b>                         |           | (5,810)   | 1,757         |
| <b>TOTAL NET ASSETS:</b>                          |           | £ 959,415 | £ 922,686     |
| <b>Creditors - Over One Year &amp; Provisions</b> |           |           |               |
| Housing Loans - Over 1 Year                       |           | 22,189    | 22,400        |
| Almshouse Ass. Loan                               |           | 70,000    | 85,000        |
| Charity Bank Mortgage                             |           | 216,569   | 223,235       |
| <b>CAPITAL &amp; RESERVES</b>                     |           |           |               |
| Almshouses Capital Fund                           | 235,093   |           | 193,636       |
| Reserves B/F                                      | 398,414   |           | 373,391       |
| Surplus/ (Loss) for Year                          | 17,149    |           | 25,023        |
|   |           | 650,656   | 922,686       |
| <b>CAPITAL &amp; RESERVES</b>                     |           | £ 959,415 | £ 922,686     |

HURST CONSOLIDATED CHARITY  
CONTENTS OF THE ACCOUNTS  
FOR THE YEAR ENDED 31 MARCH 2021

---

|  | Page |
|--|------|
| General Information  | 1.   |
| Statement of Trustees' Responsibilities and Current Activities | 2.   |
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**HURST CONSOLIDATED CHARITY  
ACCOUNTS FOR THE YEAR ENDED 31 MARCH 2021  
GENERAL INFORMATION**

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**TRUSTEES ACTING DURING THE YEAR**

CHAIRMAN: Mr. E J Edwards

VICE CHAIRMAN Mr. RJ Fort

TREASURER Mr. J. H. Penney

OTHER TRUSTEES  
Mr. W. Smith  
Mr. D. Harper  
Mr. W Osborne  
Mrs. P. Wickendean

CLERK Mrs. L. Gladdish

BANKERS  
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AUDITORS:  
Elsburys  
Suite 2  
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Berkshire  
RG45 7BF

REGISTERED WITH: The Charity Commissioners No. 1177503

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**STATEMENT OF TRUSTEES' RESPONSIBILITIES FOR THE ACCOUNTS**  
**AND CURRENT ACTIVITIES**

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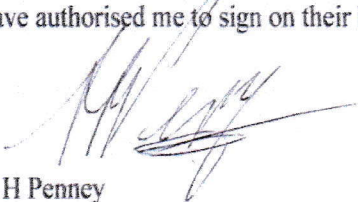
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I declare in my capacity of charity trustee that:

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**Hurst Consolidated Charity**  
**Income & Expenditure Account**  
**For the Year to 31st March 2021**

|                           | Actual          | Mar-20         |
|---------------------------|-----------------|----------------|
|                           | £               | £              |
| <b>INCOME</b>             |                 |                |
| Maintenance Income        | 96,940          | 88,736         |
| Laundry Income            | 1,030           | 592            |
| Dividend Income           | 5,965           | 6,152          |
| Interest Income           |                 |                |
| Solar Panel Income        | 5,229           | 4,159          |
| <b>Total Income</b>       | <b>£109,164</b> | <b>£99,639</b> |
| <br>                      |                 |                |
| <b>EXPENDITURE</b>        |                 |                |
| Loan Interest             | 10,435          | 12,760         |
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| <b>Total Expenditure</b>  | <b>92,016</b>   | <b>74,616</b>  |
| <b>Surplus for Period</b> | <b>£17,149</b>  | <b>£25,023</b> |

## Hurst Consolidated Charity Balance Sheet - 31st March 2021

|   | £         | £                | <i>Mar-20</i>    |
|---|-----------|------------------|------------------|
| <b>FIXED ASSETS</b>                               |           |                  | £                |
| Freehold Properties                               | 134,145   |                  | 134,145          |
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| Accruals  | 1,243     |                  | 1,152            |
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| Almshouse Ass. Loan                               |           | 70,000           | 85,000           |
| Charity Bank Mortgage                             |           | 216,569          | 223,235          |
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