

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  
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FOR THE YEAR ENDED 31 MARCH 2023**

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

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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.

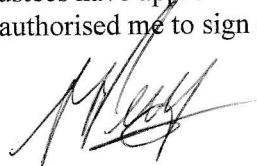
The Trustees are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association and to enable them to ensure that the accounts comply with the Charities Act 2011 and the Housing Act 1996.

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 £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 £	Mar-22 £
<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
	£	£	£
<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>		706,026	966,703
		<u>£ 930,259</u>	<u>£ 966,703</u>

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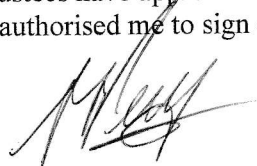
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