

Hurst Consolidated Charity
Annual Report 2024 – 2025

Registration Number 1177503

The Charity operates under the Charity Commission Scheme dated:

12th 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	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
CONTENTS OF THE ACCOUNTS
FOR THE YEAR ENDED 31 MARCH 2025**

	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 2025
GENERAL INFORMATION**

TRUSTEES ACTING DURING THE YEAR

CHAIRMAN: Mr. R J Fort

TREASURER Mr. J. H. Penney

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

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.

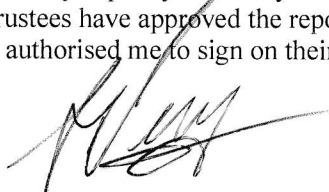
The Trustees are responsible for maintaining proper accounting records which disclose with reasonable accuracy at any time the financial position of the Association and to enable them to ensure that the accounts comply with the Charities Act 2011 and the Housing Act 1996.

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 £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.....*1st 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.

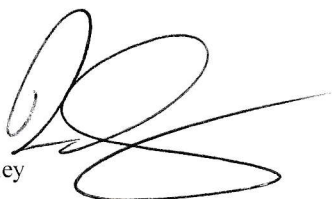
Accountant's statement

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

1st Sept 2025

Address:

Suite 2
1 Kings Rd.
Crowthorne
Berkshire
RG45 7BF

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

			March 24		
FIXED ASSETS	£	£	£	£	
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
Total Fixed Assets		£	813,219	£	828,202
CURRENT ASSETS					
Unity Bank		£	11,002	£	14,644
Unity Savings		£	28,158	£	20,219
Total Current Assets		£	39,160	£	34,863
CURRENT LIABILITIES					
Accruals	£	1,930	£	1,397	
Housing Loans repayable within 1 year	£	11,188	£	11,682	
Total Current Liabilities		£	13,118	£	13,079
Net Current Assets		£	26,042	£	21,784
TOTAL NET ASSETS:		£	839,261	£	849,986
Creditors - Over One Year & Provisions					
Housing Loans - Over 1 Year		£	21,413	£	21,426
Almshouse Ass. Loan		£	30,000	£	40,000
Charity Bank Mortgage		£	27,068	£	53,291
CAPITAL & RESERVES					
Almshouses Capital Fund	£	150,769	£	149,027	
Reserves B/F	£	586,241	£	566,142	
Surplus/ (Loss) for Year	£	23,770	£	20,099	
Total Capital & Reserves		£	760,780	£	735,268
		£	839,261	£	849,985

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

	Actual		Mar-24
	£		£
INCOME			
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
Total Income	£ 123,497	£	118,187
EXPENDITURE			
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
Total Expenditure	£ 99,727	£	98,089
Surplus for Period	£ 23,770	£	20,098
 Sale of Investments	 -		
Total Surplus	£ 23,770	£	20,098