

PEMBRIDGE ALMSHOUSES CHARITY

England & Wales · Charity number 1177996

Details

Status Registered

Legal form CIO

Registered 2018-04-17

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

Contact

Address Little Orchard
Shobdon
Leominster
Herefordshire
HR6 9NQ

Phone 07552 113442

Email PEMBRIDGEALMSHOUSECLERK@HOTMAIL.COM

Activities

Objects: A. FOR THE PUBLIC BENEFIT, THE PREVENTION OR RELIEF OF POVERTY AND THE RELIEF OF THOSE IN NEED, HARDSHIP OR DISTRESS IN THE PARISH OF PEMBRIDGE OR SURROUNDING AREAS (THE AREA OF BENEFIT), IN PARTICULAR BY PROVIDING ALMSHOUSE ACCOMODATION FOR OLDER PEOPLE OF LIMITED FINANCIAL MEANS WHO ARE ABLE TO LIVE INDEPENDENTLY AND WHO RESIDE THE AREA OF BENEFIT.B. SUCH CHARITABLE PURPOSES FOR THE BENEFIT OF RESIDENTS AND FORMER RESIDENTS OF THE ALMSHOUSES AS THE TRUSTEES FROM TIME TO TIME DECIDE.

Activities: The provision of housing for older people in need who reside in the parish of Pembridge or adjacent parishes. For the public benefit of persons in need who live in the parish of Pembridge at the discretion of the trustees

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Elderly/old People

Geography

- Herefordshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-04-05	£77,325	£45,876	-	-
2024-04-05	£20,293	£139,612	-	-
2023-04-05	£414,797	£28,336	-	-
2022-04-05	£15,704	£33,797	-	-
2021-04-05	£14,596	£25,792	-	-

Trustees

Name	Role	Appointed
Geoffrey Hardy	Chair	2018-12-17
BARBARA GRACE NORMAN		2018-05-26
Blanche Sarah Richards		2025-05-15
DAVID THOMAS OWENS		2018-05-26
GARFIELD JOHN EVANS		2018-05-26
Jean Fraser Heaven		2024-09-04
RICHARD SMITH		2018-05-26
ROSALYN CLARE PRICE		2018-05-26
Rev ANNA IOUISE BRANSTON		2019-03-08
Sara Allison Craig		2025-08-07
Stephen Allen Jaques		2019-03-08

PEMBRIDGE ALMSHOUSES CHARITY

England & Wales - Charity number 1177996

Accounts

Pembridge Almshouses Charity

Charity Number 1177996

Trustees' Annual Report for year ending 5th April 2025

Registered Office:

Little Orchard
Shobdon
Leominster
Herefordshire
HR6 9NQ

Trustees

G C Hardy (Chair)
Rev. A L Branston
G J Evans
J F Heaven
S A Jaques
B G Norman
D T Owens
R C Price
R Smith

Trustees no longer current but serving in the year reported

None

External Examiner

Housego Accountancy and Taxation
Office 10 Broadaxe Business Park
Presteigne
Powys
LD8 2UH

Structure, Governance and Management

The charity was registered as a charitable incorporated organisation on 17.4.2018.

The charity is managed by a Board of Trustees. During the year they met every four to six weeks to determine strategy and policy. The Clerk to the charity is responsible for the administration and the day-to-day operations at the Almshouses. The appointment of Trustees takes account of the range of relevant skills and experience they have and their connection to the parish of Pembridge by either residency or work. New Trustees and Clerks are inducted by the Board and are encouraged to attend training courses run by the Almshouse Association and others.

Objectives

The object of the charity is to provide public benefit by relieving hardship, poverty and distress amongst those within the parish of Pembridge and neighbouring parishes by offering Almshouse accommodation. Also, to provide such charitable purposes for the benefit of residents and former residents as the Trustees may decide.

There are two seventeenth century Almshouses within the village for which the charity is responsible. One of them, Duppa Almshouses, is uninhabited as it needs major investment to undertake essential structural repairs. It also needs conversion and modernisation of the accommodation to make it both suitable and comfortable. The other building, Trafford Almshouses, has six cottages with a mix of two- and one-bedroom accommodation.

The charity provides public benefit by providing accommodation for those who are unable to afford commercial rents and thereby protecting their health and wellbeing. The Trustees confirm that they have had due regard for the Charity Commission guidance in respect of public benefit when reviewing the charity's aims and objectives and planning future activities.

Activities

Routine maintenance continued throughout the period. The rear roof Trafford almshouses was completed in the winter. The existing clerk to the Charity had to retire in February 2024 due to poor health a new clerk Mrs N C Skelton took up post in the middle of this reporting period. J F Heaven was recruited onto the board as a trustee.

Financial Review

The trustees take the view that reserves are essential to maintain the ongoing viability of the charity. As the Weekly Maintenance Contribution is the only revenue stream, sufficient funds have been set aside to enable the charity to continue to operate for at least 4 months in the event of a severe reduction to or cessation of this income. The trustees have also set aside funds for cyclical maintenance.

The charity has one designated fund which is the Extraordinary Repair Fund.

Results for the year: The surplus for the year amounted to £31,449 as compared to a deficit the previous year of £119,320. This was due to a Council Tax refund of £52,950 during this year and to Refurbishment Planning Costs of £113,545 the previous year.

This report was approved by the board and signed on its behalf

Signed:



Full Name: Geoffrey Hardy

Position: Chair of Trustees

Date: 07/12/2025

4BRIDGE ALMSHOUSES CHARITY period 6th April 2024 to 5th April 2025**RECEIPTS & PAYMENTS ACCOUNTS**

	05/04/2025	05/04/2024
RECEIPTS	Totals (£)	Totals (£)
Weekly Maintenance Charges	22168.20	19411.02
Bank Interest Investment Accs	607.10	447.25
Charity Land Grazing Agreements	435.00	435.00
E.On Next Ltd - electricity bill refund	1078.05	-
Welsh Water - refund	86.90	-
HCC Council Tax - refund	52949.82	-
	77325.07	20293.27
PAYMENTS		
Council Tax	12056.67	18059.31
Annual Property Insurance	3210.67	3065.44
Refurbishment Planning Costs	21066.31	113545.31
Almshouses Maintenance	2977.30	929.00
Clerks Fees & Expenses	3640.86	3431.93
Electricity	39.75	106.00
Subscriptions	353.00	343.00
Bank Charges	74.00	84.80
Sustenance	-	48.00
Accountancy	2238.00	-
Training	220.00	-
	45876.56	139612.79
Net of Receipts/payments	31448.51	-119319.52
TRANSFERS		
Net Transfer of funds	0.00	0.00

PEMBRIDGE ALMSHOUSES CHARITY CIO - Charity number 1177996
STATEMENT OF ASSETS AND LIABILITIES AS AT 5th APRIL 2025

	2025		2024	
MONETARY ASSETS	UNRESTRICTED GENERAL FUND		UNRESTRICTED GENERAL FUND	
HSBC Bk Acc #6949	£	307,477.79	£	276,636.38
NS&I Investment	£	13,726.99	£	13,590.71
Virgin Money Acc	£	42,978.27	£	42,507.45
	£	364,183.05	£	332,734.54
INVESTMENT ASSETS				
M&G Acc Shares (ERF) (31/03/2025)	£	239,064.03	(31/03/2024) £	223,546.77
M&G Income Shares (12/09/2025)	£	113,666.62	(22/06/2022) £	88,436.41
	£	352,730.65	£	311,983.18
FIXED ASSETS				
Land Title Number				
HE43555 - 1 to 6 (incl) Trafford Cottages	£	290,000.00	£	290,000.00
HE43556 - 1 to 4 (incl) Duppa Cottages	£	200,000.00	£	200,000.00
HE43558 - North of Monies Corner	£	28,000.00	£	28,000.00
	£	518,000.00	£	518,000.00

NOTES

1. Receipts & Payments Accounts for Pembridge Almhouses Charity have been prepared under section 133 of the Charities Act 2011 ('the Charities Act'), in accordance with the Charities SORP.

2. The valuation of the Investment Assets is to the closest available date due to timing of the statements.

3. Fixed Assets are recognised but have been assigned nominal values which may or may not reflect cost.

Signed on behalf of all the trustees by:



 Geoffrey Hardy (Chairman)

Sara Craig

 Sara Craig (Trustee)

Date: 07/12/2025

Date: 22/10/2025



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

Charity Name

PEMBRIDGE ALMSHOUSES CHARITY CIO

**On accounts for the year
ended**

5 APRIL 2025

**Charity no
(if any)**

1177996

Set out on pages

ONE & TWO

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **05 / 04 / 2025**.

**Responsibilities and
basis of report**

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent
examiner's statement**

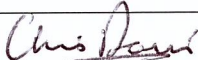
I have completed my examination. I confirm that no material matters have come to my attention (~~other than that disclosed below~~ *) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

** Please delete the words in the brackets if they do not apply.*

Signed:



Date:

12/12/2025

Name:

CHRISTOPHER T N DAVIS MEng ACA

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

ACA (ICAEW MEMBERSHIP No. 2956147)

Address:

HOUSEGO ACCOUNTANCY & TAXATION LTD

OFFICE 10, BROADAXE BUSINESS PARK, PRESTEIGNE,

POWYS, LD8 2UH.

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

NO MATTERS TO DISCLOSE.

PEMBRIDGE ALMSHOUSES CHARITY

England & Wales - Charity number 1177996

Accounts

Pembridge Almshouses Charity

Charity Number 1177996

Trustees' Annual Report for year ending 5th April 2024

Registered Office:

Little Orchard
Shobdon
Leominster
Herefordshire
HR6 9NQ

Trustees

G C Hardy (Chair from November 2023)
Rev. A L Branston
G J Evans
J F Heaven
S A Jaques
B G Norman
D T Owens
R C Price
R Smith (Chair to November 2023)

Trustees no longer current but serving in the year reported

None

External Examiner

Housego Accountancy and Taxation
Office 10 Broadaxe Business Park
Presteigne
Powys
LD8 2UH

Structure, Governance and Management

The charity was registered as a charitable incorporated organisation on 17.4.2018.

The charity is managed by a Board of Trustees. During the year they met every four to six weeks to determine strategy and policy. The Clerk to the charity is responsible for the administration and the day-to-day operations at the Almshouses. The appointment of Trustees takes account of the range of relevant skills and experience they have and their connection to the parish of Pembridge by either residency or work. New Trustees and Clerks are inducted by the Board and are encouraged to attend training courses run by the Almshouse Association and others.

Objectives

The object of the charity is to provide public benefit by relieving hardship, poverty and distress amongst those within the parish of Pembridge and neighbouring parishes by offering Almshouse accommodation. Also, to provide such charitable purposes for the benefit of residents and former residents as the Trustees may decide.

There are two seventeenth century Almshouses within the village for which the charity is responsible. One of them, Duppa Almshouses, is uninhabited as it needs major investment to undertake essential structural repairs. It also needs conversion and modernisation of the accommodation to make it both suitable and comfortable. The other building, Trafford Almshouses, has six cottages with a mix of two- and one-bedroom accommodation.

The charity provides public benefit by providing accommodation for those who are unable to afford commercial rents and thereby protecting their health and wellbeing. The Trustees confirm that they have had due regard for the Charity Commission guidance in respect of public benefit when reviewing the charity's aims and objectives and planning future activities.

Activities

Routine maintenance continued throughout the period, including the re-roofing of the front of Trafford Cottages and the front of Duppa. Richard Smith retired as chair and Geoff Hardy took up the position in November 2023. The clerk to the charity fell ill in February, so the duties of the clerk were taken over pro tem by the chair.

Financial Review

The trustees take the view that reserves are essential to maintain the ongoing viability of the charity. As the Weekly Maintenance Contribution is the only revenue stream, sufficient funds have been set aside to enable the charity to continue to operate for at least 4 months in the event of a severe reduction to or cessation of this income. The trustees have also set aside funds for cyclical maintenance.

The charity has one designated fund which is the Extraordinary Repair Fund.
Designated Funds - the charity maintains one designated reserve fund - the Emergency Repair Fund.

Results for the year:

There was a deficit of £119,320, caused in part by the re-roofing of Duppa (£57,870) and the re-roofing of Trafford together with replacement windows to the rear of three dwelling (£41,717) and an increase in council tax of £2,841.

This report was approved by the board and signed on its behalf

Signed:



Full Name: Geoffrey Hardy

Position: Chair of Trustees

Date: 07/12/2025

PEMBRIDGE ALMSHOUSES CHARITY period 6th April 2023 to 5th April 2024

RECEIPTS & PAYMENTS ACCOUNTS

	05/04/2024	05/04/2023
RECEIPTS	Totals (£)	Totals (£)
Weekly Maintenance Charges	19411.02	13487.14
Bank Interest Investment Accs	447.25	123.08
Charity Land Grazing Agreements	435.00	435.00
Sale of land NW side of The Woodlands	-	400752.00
	<u>20293.27</u>	<u>414797.22</u>
PAYMENTS		
Council Tax	18059.31	15218.06
Annual Property Insurance	3065.44	2745.98
Refurbishment Planning Costs	113545.31	4538.00
Almshouses Maintenance	929.00	2465.69
Clerks Fees & Expenses	3431.93	2673.84
Water Supply (Grazing Land)	-	61.66
Electricity	106.00	127.17
Subscriptions	343.00	383.00
Bank Charges	84.80	82.80
Refund of Grazing Money	-	40.00
Sustenance	48.00	-
	<u>139612.79</u>	<u>28336.20</u>
Net of Receipts/payments	-119319.52	386461.02
TRANSFERS		
Net Transfer of funds	0.00	0.00

PEMBRIDGE ALMSHOUSES CHARITY CIO - Charity number 1177996
STATEMENT OF ASSETS AND LIABILITIES AS AT 5th APRIL 2024

<u>MONETARY ASSETS</u>	2024	2023
	UNRESTRICTED GENERAL FUND	UNRESTRICTED GENERAL FUND
HSBC Bk Acc #6949	£ 276,636.38	£ 396,403.15
NS&I Investment	£ 13,590.71	£ 13,486.36
Virgin Money Acc	£ 42,507.45	£ 42,164.55
	£ 332,734.54	£ 452,054.06
 <u>INVESTMENT ASSETS</u>		
M&G Acc Shares (ERF) (31/03/2024)	£ 223,546.77	£ 210,008.71
M&G Income Shares (22/06/2022)	£ 88,436.41 (22/06/2022)	£ 88,436.41
	£ 311,983.18	£ 298,445.12
 <u>FIXED ASSETS</u>		
Land Title Number		
HE43555 - 1 to 6 (incl) Trafford Cottages	£ 290,000.00	£ 290,000.00
HE43556 - 1 to 4 (incl) Duppa Cottages	£ 200,000.00	£ 200,000.00
HE43558 - North of Monies Corner	£ 28,000.00	£ 28,000.00
	£ 518,000.00	£ 518,000.00

NOTES

1. Receipts & Payments Accounts for Pembridge Almshouses Charity have been prepared under section 133 of the Charities Act 2011 ('the Charities Act'), in accordance with the Charities SORP.

2. The valuation of the Investment Assets is to the closest available date due to timing of the statements.

3. Fixed Assets are recognised but have been assigned nominal values which may or may not reflect cost.

Signed on behalf of all the trustees by:



Geoffrey Hardy (Chairman)



Sara Craig (Trustee)

Date: 07/12/2025

Date: 22/10/2025

PEMBRIDGE ALMSHOUSES CHARITY

England & Wales - Charity number 1177996

Accounts

Pembridge Almshouses Charity

Charity Number 1177996

Trustees' Annual Report for year ending 5th April 2023

Registered Office:

Little Orchard
Shobdon
Leominster
Herefordshire
HR6 9NQ

Trustees

G C Hardy (Chair)
Rev. A L Branston
G J Evans
S A Jaques
B G Norman
D T Owens
R C Price
R Smith (Chair at the time)

Trustees no longer current but serving in the year reported

D Griffith

External Examiner

Housego Accountancy and Taxation
Office 10 Broadaxe Business Park
Presteigne
Powys
LD8 2UH

Structure, Governance and Management

The charity was registered as a charitable incorporated organisation on 17.4.2018.

The charity is managed by a Board of Trustees. During the year they met every four to six weeks to determine strategy and policy. The Clerk to the charity is responsible for the administration and the day-to-day operations at the Almshouses. The appointment of Trustees takes account of the range of relevant skills and experience they have and their connection to the parish of Pembridge by either residency or work. New Trustees and Clerks are inducted by the Board and are encouraged to attend training courses run by the Almshouse Association and others.

Objectives

The object of the charity is to provide public benefit by relieving hardship, poverty and distress amongst those within the parish of Pembridge and neighbouring parishes by offering Almshouse accommodation. Also, to provide such charitable purposes for the benefit of residents and former residents as the Trustees may decide.

There are two seventeenth century Almshouses within the village for which the charity is responsible. One of them, Duppa Almshouses, is uninhabited as it needs major investment to undertake essential structural repairs. It also needs conversion and modernisation of the accommodation to make it both suitable and comfortable. The other building, Trafford Almshouses, has six cottages with a mix of two- and one-bedroom accommodation.

The charity provides public benefit by providing accommodation for those who are unable to afford commercial rents and thereby protecting their health and wellbeing. The Trustees confirm that they have had due regard for the Charity Commission guidance in respect of public benefit when reviewing the charity's aims and objectives and planning future activities.

Activities

Routine maintenance continued throughout the period.

The sale of land at Lyonshall realised £400,752

Financial Review

The trustees take the view that reserves are essential to maintain the ongoing viability of the charity. As the Weekly Maintenance Contribution is the only revenue stream, sufficient funds have been set aside to enable the charity to continue to operate for at least 4 months in the event of a severe reduction to or cessation of this income. The trustees have also set aside funds for cyclical maintenance.

The charity has one designated fund which is the Extraordinary Repair Fund.

Results for the year: The surplus for the year amounted to £386,461 as compared to a deficit the previous year of £18,093. This was due to the sale of land at Lyonshall during this year and a Refurbishment Planning Costs of £4,538, a council tax band increase of £2,431, a deduction in weekly maintenance contribution of £2,000 and an increase in almshouse maintenance of £1,634.

This report was approved by the board and signed on its behalf

Signed:



Full Name: Geoffrey Hardy

Position: Chair of Trustees

Date: 07/12/2025

PEMBRIDGE ALMSHOUSES CHARITY period 6th April 2022 to 5th April 2023**RECEIPTS & PAYMENTS ACCOUNTS**

	05/04/2023	05/04/2022
RECEIPTS	Totals (£)	Totals (£)
Weekly Maintenance Charges	13487.14	15630
Bank Interest Investment Accs	123.08	74.33
Charity Land Grazing Agreements	435.00	-
Sale of land NW side of The Woodlands	400752.00	-
	414797.22	15704.33
PAYMENTS		
Council Tax	15218.06	12786.79
Annual Property Insurance	2745.98	2699.72
Refurbishment Planning Costs	4538.00	2397.00
Almshouses Maintenance	2465.69	831.20
Clerks Fees & Expenses	2673.84	2324.28
Water Supply (Grazing Land)	61.66	66.53
Legal fees	-	6969.00
Electricity	127.17	577.04
Subscriptions	383.00	-
Portal Plan Quest	-	5110.00
Bank Charges	82.80	35.80
Refund of Grazing Money	40.00	-
	28336.20	33797.36
Net of Receipts/payments	386461.02	-18093.03
TRANSFERS		
Net Transfer of funds	0.00	0.00

PEMBRIDGE ALMSHOUSES CHARITY CIO - Charity number 1177996
STATEMENT OF ASSETS AND LIABILITIES AS AT 5th APRIL 2023

<u>MONETARY ASSETS</u>	2023	2022
	UNRESTRICTED GENERAL FUND	UNRESTRICTED GENERAL FUND
HSBC Bk Acc #6949	£ 396,403.15	£ 10,065.21
NS&I Investment	£ 13,486.36	£ 13,473.82
Virgin Money Acc	£ 42,164.55	£ 42,054.01
	£ 452,054.06	£ 65,593.04
 <u>INVESTMENT ASSETS</u>		
M&G Acc Shares (ERF) (31/03/2023)	£ 210,008.71 (31/03/2022)	£ 207,684.65
M&G Income Shares (22/06/2022)	£ 88,436.41 (31/12/2021)	£ 83,845.73
	£ 298,445.12	£ 291,530.38
 <u>FIXED ASSETS</u>		
Land Title Number		
HE43555 - 1 to 6 (incl) Trafford Cottages	£ 290,000.00	£ 290,000.00
HE43556 - 1 to 4 (incl) Duppa Cottages	£ 200,000.00	£ 200,000.00
HE43557 - NW side of The Woodlands	-	£ 437,169.00
HE43558 - North of Monies Corner	£ 28,000.00	£ 28,000.00
	£ 518,000.00	£ 955,169.00

NOTES

1. Receipts & Payments Accounts for Pembridge Almshouses Charity have been prepared under section 133 of the Charities Act 2011 ('the Charities Act'), in accordance with the Charities SORP.

2. The valuation of the Investment Assets is to the closest available date due to timing of the statements.

3. Fixed Assets are recognised but have been assigned nominal values which may or may not reflect cost.

Signed on behalf of all the trustees by:



Geoffrey Hardy (Chairman)



Sara Craig (Trustee)

Date: 07/12/2025

Date: 22/10/2025



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

Charity Name
PEMBRIDGE ALMSHOUSES CHARITY CIO

**On accounts for the year
ended**

5 APRIL 2023

**Charity no
(if any)**

1177996

Set out on pages

ONE & TWO

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 05 / 04 / 2023.

**Responsibilities and
basis of report**

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

**Independent
examiner's statement**

I have completed my examination. I confirm that no material matters have come to my attention (~~other than that disclosed below~~ *) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

* Please delete the words in the brackets if they do not apply.

Signed:

Date:

12/12/2025

Name:

CHRISTOPHER T N DAVIS MEng ACA

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

ACA (ICAEW MEMBERSHIP No. 2956147)

Address:

HOUSEGO ACCOUNTANCY & TAXATION LTD
OFFICE 10, BROADAXE BUSINESS PARK, PRESTEIGNE,
POWYS, LD8 2UH.

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

NO MATTERS TO DISCLOSE.

PEMBRIDGE ALMSHOUSES CHARITY

England & Wales - Charity number 1177996

Accounts

Pembridge Almshouses Charity

Charity Number 1177996

Trustees' Annual Report for year ending 5th April 2022

Registered Office:

Little Orchard
Shobdon
Leominster
Herefordshire
HR6 9NQ

Trustees

G C Hardy (Chair)
Rev. A L Branston
G J Evans
S A Jaques
B G Norman
D T Owens
R C Price
R Smith (Chair during this reporting period)

Trustees no longer current but serving in the year reported

NONE

External Examiner

Housego Accountancy and Taxation
Office 10 Broadaxe Business Park
Presteigne
Powys
LD8 2UH

Structure, Governance and Management

The charity was registered as a charitable incorporated organisation on 17.4.2018.

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Objectives

The object of the charity is to provide public benefit by relieving hardship, poverty and distress amongst those within the parish of Pembridge and neighbouring parishes by offering Almshouse accommodation. Also, to provide such charitable purposes for the benefit of residents and former residents as the Trustees may decide.

There are two seventeenth century Almshouses within the village for which the charity is responsible. One of them, Duppa Almshouses, is uninhabited as it needs major investment to undertake essential structural repairs. It also needs conversion and modernisation of the accommodation to make it both suitable and comfortable. The other building, Trafford Almshouses, has six cottages with a mix of two- and one-bedroom accommodation.

The charity provides public benefit by providing accommodation for those who are unable to afford commercial rents and thereby protecting their health and wellbeing. The Trustees confirm that they have had due regard for the Charity Commission guidance in respect of public benefit when reviewing the charity's aims and objectives and planning future activities.

Activities

Routine maintenance continued throughout the period.

The sale of land at Lyonshall Land was under negotiation. The conversion of Duppa Almshouses to fewer, but bigger, units (2 instead of 4) had to be put to the planning authority, and was passed.

Financial Review

The trustees take the view that reserves are essential to maintain the ongoing viability of the charity. As the Weekly Maintenance Contribution is the only revenue stream, sufficient funds have been set aside to enable the charity to continue to operate for at least 4 months in the event of a severe reduction to or cessation of this income. The trustees have also set aside funds for cyclical maintenance.

The charity has one designated fund which is the Extraordinary Repair Fund.

Results for the year: There was a deficit this year of £18,093. This was due to legal fees incurred in the sale of land of £6,969, planning consultants' fees in respect of the change of Duppa Almshouses from 4 dwelling units to 2, and refurbishment planning costs of £2,397. This report was approved by the board and signed on its behalf

Signed:

Full Name: Geoffrey Hardy

Position: Chair of Trustees

Date:

PEMBRIDGE ALMSHOUSES CHARITY period 6th April 2021 to 5th April 2022**RECEIPTS & PAYMENTS ACCOUNTS**

	05/04/2022	05/04/2021
RECEIPTS	Totals (£)	Totals (£)
Weekly Maintenance Charges	15630.00	12080
Bank Interest Investment Accs	74.33	463.66
Charity Land Grazing Agreements	-	555
HCC Benefits	-	1350
Council Tax refund	-	148.26
	15704.33	14596.92
PAYMENTS		
Council Tax	12786.79	12270.06
Annual Property Insurance	2699.72	2641.86
Refurbishment Planning Costs	2397.00	-
Richards Furnishings	-	1194.00
Almshouses Maintenance	831.20	139.00
Clerks Fees & Expenses	2324.28	3165.30
Water Supply (Grazing Land)	66.53	79.95
Legal fees	6969.00	2728.80
Electricity	577.04	576.05
Unknown Expenses - no paperwork	-	2636.00
Subscriptions	-	361.00
Portal Plan Quest	5110.00	-
Bank Charges	35.80	-
	33797.36	25792.02
Net of Receipts/payments	-18093.03	-11195.10
TRANSFERS		
Net Transfer of funds	0.00	0.00

PEMBRIDGE ALMSHOUSES CHARITY CIO - Charity number 1177996
STATEMENT OF ASSETS AND LIABILITIES AS AT 5th APRIL 2022

<u>MONETARY ASSETS</u>	2022		2021	
	UNRESTRICTED GENERAL FUND		UNRESTRICTED GENERAL FUND	
HSBC Bk Acc #6949	£	10,065.21	£	13,232.57
NS&I Investment	£	13,473.82	£	13,472.48
Virgin Money Acc	£	42,054.01	£	56,981.02
	£	65,593.04	£	83,686.07
 <u>INVESTMENT ASSETS</u>				
M&G Acc Shares (ERF)	(31/03/2022)	£ 207,684.65	(31/03/2021)	£ 187,161.54
M&G Income Shares	(31/12/2021)	£ 83,845.73	(31/03/2021)	£ 79,016.44
		£ 291,530.38		£ 266,177.98
 <u>FIXED ASSETS</u>				
Land Title Number				
HE43555 - 1 to 6 (incl) Trafford Cottages	£	290,000.00	£	290,000.00
HE43556 - 1 to 4 (incl) Duppa Cottages	£	200,000.00	£	200,000.00
HE43557 - NW side of The Woodlands	£	437,169.00	£	437,169.00
HE43558 - North of Monies Corner	£	28,000.00	£	28,000.00
	£	955,169.00	£	955,169.00

NOTES

1. Receipts & Payments Accounts for Pembridge Almshouses Charity have been prepared under section 133 of the Charities Act 2011 ('the Charities Act'), in accordance with the Charities SORP.

2. The valuation of the Investment Assets is to the closest available date due to timing of the statements.

3. Fixed Assets are recognised but have been assigned nominal values which may or may not reflect cost.

Signed on behalf of all the trustees by:



Geoffrey Hardy (Chairman)



Sara Craig (Trustee)

Date: 07/12/2025

Date: 22/10/2025

PEMBRIDGE ALMSHOUSES CHARITY

England & Wales - Charity number 1177996

Accounts

Pembridge Almshouses Charity

Charity Number 1177996

Trustees' Annual Report for year ending 5th April 2021

Registered Office:

Little Orchard
Shobdon
Leominster
Herefordshire
HR6 9NQ

Trustees

G C Hardy (Chair)
Rev. A L Branston
G J Evans
S A Jaques
B G Norman
D T Owens (Chair at the time)
R C Price
R Smith

Trustees no longer current but serving in the year reported

None

External Examiner

Housego Accountancy and Taxation
Office 10 Broadaxe Business Park
Presteigne
Powys
LD8 2UH

Structure, Governance and Management

The charity was registered as a charitable incorporated organisation on 17.4.2018.

The charity is managed by a Board of Trustees. During the year they met as frequently as the Covid restrictions permitted, but there was a reduction overall. The Clerk to the charity is responsible for the administration and the day-to-day operations at the Almshouses. The appointment of Trustees takes account of the range of relevant skills and experience they have and their connection to the parish of Pembridge by either residency or work. New Trustees and Clerks are inducted by the Board and are encouraged to attend training courses run by the Almshouse Association and others.

Objectives

The object of the charity is to provide public benefit by relieving hardship, poverty and distress amongst those within the parish of Pembridge and neighbouring parishes by offering Almshouse accommodation. Also, to provide such charitable purposes for the benefit of residents and former residents as the Trustees may decide.

There are two seventeenth century Almshouses within the village for which the charity is responsible. One of them, Duppa Almshouses, is uninhabited as it needs major investment to undertake essential structural repairs. It also needs conversion and modernisation of the accommodation to make it both suitable and comfortable. The other building, Trafford Almshouses, has six cottages with a mix of two- and one-bedroom accommodation.

The charity provides public benefit by providing accommodation for those who are unable to afford commercial rents and thereby protecting their health and wellbeing. The Trustees confirm that they have had due regard for the Charity Commission guidance in respect of public benefit when reviewing the charity's aims and objectives and planning future activities.

Activities

Routine maintenance continued throughout the period. The conversion of Duppa Almshouses from 4 to 2 dwellings was prepared for the planning authority

Financial Review

The trustees take the view that reserves are essential to maintain the ongoing viability of the charity. As the Weekly Maintenance Contribution is the only revenue stream, sufficient funds have been set aside to enable the charity to continue to operate for at least 4 months in the event of a severe reduction to or cessation of this income. The trustees have also set aside funds for cyclical maintenance.

The charity has one designated fund which is the Extraordinary Repair Fund.
Results for the year: The deficit for the year amounted to £11,195 as compared to a deficit the previous year of £23,635. This was due to legal fees of £2,728, a reduction in weekly maintenance contributions of £1,254 and other sundry expenses of £5,278.
This report was approved by the board and signed on its behalf

Signed:



Full Name: Geoffrey Hardy

Position: Chair of Trustees

Date: 07/12/2025

PEMBRIDGE ALMSHOUSES CHARITY period 6th April 2020 to 5 April 2021**RECEIPTS & PAYMENTS ACCOUNTS**

	05/04/2021	05/04/2020
RECEIPTS	Totals (£)	Totals (£)
Weekly Maintenance Charges	12080.00	13334.98
Bank Interest Investment Accs	463.66	752.13
Share Dividends (NAACIF) - M&G Charities	-	1471.78
Charity Land Grazing Agreements	555.00	-
HCC Benefits	1350.00	-
Council Tax refund	148.26	-
	14596.92	15558.89
PAYMENTS		
Council Tax	12270.06	7530.30
Annual Property Insurance	0.00	2562.78
Refurbishment Planning Costs	0.00	18585.26
Richards Furnishings	1194.00	-
Almshouses Maintenance	139.00	4928.83
Clerks Fees & Expenses	3165.30	4633.55
Water Supply (Grazing Land)	79.95	28.85
Legal fees	2728.80	709.12
Electricity	576.05	-
Unknown Expenses - no paperwork	5277.86	-
Subscriptions	361.00	193.00
Gift	0.00	22.00
	25792.02	39193.69
Net of Receipts/payments	-11195.10	-23634.80
TRANSFERS		
Net Transfer of funds	0.00	2702.74

PEMBRIDGE ALMSHOUSES CHARITY CIO - Charity number 1177996
STATEMENT OF ASSETS AND LIABILITIES AS AT 5th APRIL 2021

<u>MONETARY ASSETS</u>	2021	2020
	UNRESTRICTED GENERAL FUND	UNRESTRICTED GENERAL FUND
HSBC Bk Acc #6949	£ 13,232.57	£ 9,891.33
NS&I Investment	£ 13,472.48	£ 13,376.18
Virgin Money Acc	£ 56,981.02	£ 71,613.66
	£ 83,686.07	£ 94,881.17

INVESTMENT ASSETS

M&G ERF formerly NAACIF (31/03/2021)	£ 187,161.54	(31/03/2020) £ 145,640.76
M&G formerly NAACIF (31/03/2021)	£ 79,016.44	(31/03/2020) £ 64,381.38
	£ 266,177.98	£ 210,022.14

FIXED ASSETS

Land Title Number

HE43555 - 1 to 6 (incl) Trafford Cottages	£ 290,000.00	£ 290,000.00
HE43556 - 1 to 4 (incl) Duppa Cottages	£ 200,000.00	£ 200,000.00
HE43557 - NW side of The Woodlands	£ 437,169.00	£ 437,169.00
HE43558 - North of Monies Corner	£ 28,000.00	£ 28,000.00
	£ 955,169.00	£ 955,169.00

NOTES

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Signed on behalf of all the trustees by:



Geoffrey Hardy (Chairman)



Sara Craig (Trustee)

Date: 07/12/2025

Date: 22/10/2025