

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Trustees no longer current but serving in the year reported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

	2021	2020
<u>MONETARY ASSETS</u>	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

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