

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Trustees no longer current but serving in the year reported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.

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 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

	2022	2021
<u>MONETARY ASSETS</u>	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

INVESTMENT ASSETS

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

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 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

Sara Craig (Trustee)

Date: 07/12/2025

Date: 22/10/2025