

**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Trustees no longer current but serving in the year reported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
<b>RECEIPTS</b>	<b>Totals (£)</b>	<b>Totals (£)</b>
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	-
	<b>414797.22</b>	<b>15704.33</b>
<b>PAYMENTS</b>		
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	-
	<b>28336.20</b>	<b>33797.36</b>
<b>Net of Receipts/payments</b>	<b>386461.02</b>	<b>-18093.03</b>
<b>TRANSFERS</b>		
<b>Net Transfer of funds</b>	<b>0.00</b>	<b>0.00</b>

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

	<b>2023</b>	<b>2022</b>
<u>MONETARY ASSETS</u>	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
	<b>£ 452,054.06</b>	<b>£ 65,593.04</b>

INVESTMENT ASSETS

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
		<b>£ 298,445.12</b>		<b>£ 291,530.38</b>

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
HE43558 - North of Monies Corner	£ 28,000.00	£ 28,000.00
	<b>£ 518,000.00</b>	<b>£ 955,169.00</b>

**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.