

**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Trustees no longer current but serving in the year reported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
<b>RECEIPTS</b>	<b>Totals (£)</b>	<b>Totals (£)</b>
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
	<b>20293.27</b>	<b>414797.22</b>
<b>PAYMENTS</b>		
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	-
	<b>139612.79</b>	<b>28336.20</b>
<b>Net of Receipts/payments</b>	<b>-119319.52</b>	<b>386461.02</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 2024**

	<b>2024</b>		<b>2023</b>
<u>MONETARY ASSETS</u>	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
	<b>£ 332,734.54</b>		<b>£ 452,054.06</b>
 <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
	<b>£ 311,983.18</b>		<b>£ 298,445.12</b>
 <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
	<b>£ 518,000.00</b>		<b>£ 518,000.00</b>

**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 (Trustee)

Date: 07/12/2025

Date: 22/10/2025