

LYBBE'S ALMSHOUSES (2018)

England & Wales - Charity number 1178234

Details

Status Registered

Legal form CIO

Registered 2018-05-03

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

Contact

Address Woodland House
Reading Road
Goring
Reading
RG8 0LH

Phone 01491873280

Email chris@ctassell.co.uk

Activities

Objects: THE OBJECTS OF THE CIO ARE FOR THE PUBLIC BENEFIT:1) THE PROVISION OF ALMSHOUSE ACCOMMODATION IN THE PROPERTIES KNOWN AS THE LYBBE'S ALMSHOUSES FOR THE BENEFIT OF PERSONS WHO ARE AGED 60 YEARS OR OVER WHO ARE IN NEED OR FINANCIAL HARDSHIP AND WHO ARE RESIDENT IN OR HAVE A CONNECTION TO THE PARISH OF GORING ON THAMES, IN PARTICULAR THE ANCIENT PARISHES OF GORING ON THAMES, CHECKENDON AND WHITCHURCH.2) SUCH CHARITABLE PURPOSES FOR THE BENEFIT OF THE RESIDENTS OF THE ALMSHOUSES OF THE CIO OR ANY OF THEM AND IN SUCH MANNER AS THE CHARITY TRUSTEES THINK FIT FROM TIME TO TIME.

Activities: The provision of almshouse accommodation in the properties known as the Lybbes Almshouses for the benefit of persons who are aged 60 years or over who are in need or financial hardship and who are resident in or have connection to the Parish of Goring on Thames, in particular the ancient Parishes of Goring on Thames, Checkendon and Whitchurch.

Classification

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

Geography

- Oxfordshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£21,055	£4,803	-	-
2024-03-31	£26,900	£3,900	-	-
2023-03-31	£18,784	£3,166	-	-
2022-03-31	£19,119	£2,880	-	-
2021-03-31	£20,095	£2,789	-	-

Trustees

Name	Role	Appointed
ALAN CLIFFORD STRONG	Chair	2018-05-02
CHRISTOPHER EDWARD TASSELL		2018-05-02
DAVID RICHARD NORMAN		2018-05-02
ROBERT JAMES TIDCOMBE HOWARD		2018-05-02
ROBERT NICHOLAS GREGORY		2018-05-02
Rev BENJAMIN PHILLIPS		2022-09-06

LYBBE'S ALMSHOUSES (2018)

England & Wales - Charity number 1178234

Accounts



Trustees' Annual Report for the period

From 1/4/2024
Period end date

Period start date To 31/3/2025

Charity name: Lybbe's Almshouses(2018)

Charity registration number: 1178234

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	The provision of almshouse accommodation for the benefit of persons who are aged 60 years or over, who are in need or have financial hardship and who are resident in or have connection to the Parish of Goring on Thames, in particular the ancient Parishes of Goring on Thames , Checkendon and Whitchurch .
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	Provision and maintenance of two almshouses for the benefit as described above.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	It is confirmed that the Trustees had regard to the guidance issued by the Charity Commission on public benefit.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	

Other		

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<p>The Almshouses have continued to thrive.</p> <p>Our Residents despite being elderly, have been able to continue living in their own homes with the aid of Support carers provided by the local Council, rather than going into a Care home.</p> <p>This is viewed as a great benefit by all.</p>

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	A surplus of £15219 was reported for the year compared to £23000 for the prior year. This reduction was due to reduced performance on investments
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	There exists investment accounts for an emergency repair fund and an ethical fund and an interest bearing deposit fund to cover unexpected costs.
Amount of reserves held	Para 1.22	£122053
Reasons for holding zero reserves	Para 1.22	None
Details of fund materially in deficit	Para 1.24	None
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	Not Applicable

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Constitution
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	CIO
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Appointment by the Trustees

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

Reference and Administrative details

Charity name	Lybbe's Almshouses(2018)
Other name the charity uses	
Registered charity number	1178234
Charity's principal address	Woodland House Reading Road, Goring on Thames RG8 0LH

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Chris Tassell	Clerk		The Trustees
2	Robert Gregory			The Trustees
3	Richard Norman			The Trustees
4	Alan Strong	Chairman		The Trustees
5	Rob Howard			The Trustees
6	Rev. Ben Phillips			The Trustees
7				
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Corporate trustees – names of the directors at the date the report was approved

Director name		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	None
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	None
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	None

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
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Name of chief executive or names of senior staff members (Optional information)

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Exemptions from disclosure

Reason for non-disclosure of key personnel details

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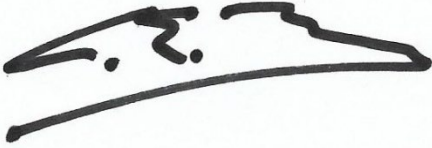
Other optional information

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Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Christopher E. Tassell	
Position (eg Secretary, Chair, etc)	Clerk	
Date	22/11/2025	

Lybbe's Almhouses (2018)

Income and Expenditure Account for the Year ending 31st March 2025		
INCOME	2024/2025	2023/2024
	£	£
Cottage No. 1	9,518.60	9518.60
Cottage No. 2	9,515.92	9513.92
Bank interest: CBF Deposit Fund	2,021.15	1337.86
Half Tythe	0.00	0.00
Miscellaneous	0.00	0.00
TOTAL INCOME	<u>21,055.67</u>	<u>20370.38</u>
EXPENDITURE		
Thames Water	345.00	730.00
Insurance	987.93	969.55
Repairs and Maintenance	1,350.98	838.98
Subscriptions and Donations	0.00	267.00
Gardening & Refurbishments	1,690.00	0.00
Miscellaneous	429.79	1094.99
TOTAL EXPENDITURE	<u>4,803.70</u>	<u>3900.52</u>
NET INCOME (EXPENDITURE)	16,251.97	16,469.86
Gains / (Losses) on investments	(1,032.31)	6,530.55
NET SURPLUS (DEFICIT) FOR THE YEAR	<u>15,219.66</u>	<u>23000.41</u>
SURPLUS (DEFICIT) Brought Forward	69,034.25	46033.84
SURPLUS (DEFICIT) carried Forward	<u>84,253.91</u>	<u>69034.25</u>

Balance Sheet 31st March 2025		2024/2025	2023/2024
	Notes		
INVESTMENTS - at valuation			
Emergency Repair Fund	2	29,320.60	29914.86
Ethical Fund	2	28,355.13	28293.18
Loan Fund	2	0.00	0.00
		<u>57,675.73</u>	<u>58,208.04</u>
CURRENT ASSETS			
Treasurers Account	2	24,378.18	17026.21
Deposit Account	2	40,000.00	40000.00
		<u>64,378.18</u>	<u>57026.21</u>
TOTAL ASSETS		122,053.91	115,234.25
LONG TERM LIABILITIES	3	(37,800.00)	-46200.00
NET ASSETS (LIABILITIES)		<u>84,253.91</u>	<u>69034.25</u>
RESERVES			
SURPLUS (DEFICIT)- including revaluation of investments		<u>84,253.91</u>	<u>69034.25</u>

NOTES							
1	Assets retained for the Charity's own use - Properties valued 25/09/2018						£1,000,000
	The properties are not shown in the Balance Sheet						
2		Treasurer's Account	Deposit Account	Repair Fund	Ethical Fund	Loan Fund	Almhouses Loan
	Opening Balance	17,026.21	40,000.00	29,914.86	28,293.18	0.00	-46200.00
	Income	21,055.67					
	Expenditure	(4,803.70)					
	Amounts Invested	(500.00)	0.00		500.00		
	Loan Repayment	(8,400.00)					8400.00
	Transfers						
	Revaluation			(594.26)	(438.05)		
	Closing Balance	<u>24,378.18</u>	<u>40,000.00</u>	<u>29,320.60</u>	<u>28,355.13</u>	0.00	-37800.00
3	The Long Term Loan is interest free and repayable in half yearly installments of £4,200.00 per installment						

Clerk to the Trustees:
Chris Tassell

Signed:

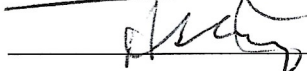


Date:

20/11/25

Chairman
Alan Strong

Signed:



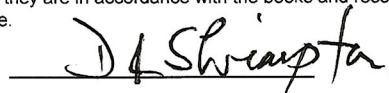
Date:

24/11/25

I have examined the above accounts and confirm they are in accordance with the books and records of Lybbe's Almshouses (2018) as presented to me.

Independent Examiner
Don Shrimpton

Signed:



Date:

1/12/25

LYBBE'S ALMSHOUSES (2018)

England & Wales - Charity number 1178234

Accounts



Trustees' Annual Report for the period

From 1/4/2023
Period end date

Period start date To 31/3/2024

Charity name: Lybbe's Almshouses(2018)

Charity registration number:1178234

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	The provision of almshouse accommodation for the benefit of persons who are aged 60 years or over, who are in need or have financial hardship and who are resident in or have connection to the Parish of Goring on Thames, in particular the ancient Parishes of Goring on Thames ,Checkendon and Whitchurch .
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	Provision and maintenance of two almshouses for the benefit as described above.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	It is confirmed that the Trustees had regard to the guidance issued by the Charity Commission on public benefit.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	
	Para 1.38	

Contribution made by volunteers		
Other		

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	The almshouses have continued to be maintained to a high level, ensuring modern and comfortable accommodation for our Residents. During this year particular emphasis has been made on improving the gardens and making them more enjoyable for our Residents.

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	A surplus of £23,000 was reported for the year compared to £14917 for the previous year.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	There exists investment accounts for an emergency repair fund and an ethical fund and an interest bearing deposit fund to cover unexpected costs.
Amount of reserves held	Para 1.22	£115234
Reasons for holding zero reserves	Para 1.22	None
Details of fund materially in deficit	Para 1.24	None
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	Not applicable

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

Structure, Governance and Management

Description of charity's trusts:		
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Additional information (optional)

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Other name the charity uses	
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Charity's principal address	Woodland House Reading Road, Goring on Thames RG8 0LH

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Chris Tassell	Clerk		The Trustees
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Corporate trustees – names of the directors at the date the report was approved

Director name		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	None
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	None
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	None

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
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Name of chief executive or names of senior staff members (Optional information)

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Exemptions from disclosure

Reason for non-disclosure of key personnel details

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Other optional information

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Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Christopher E. Tassell	
Position (eg Secretary, Chair, etc)	Clerk	
Date	3/12/2024	

Lybbe's Almshouses (2018)

Income and Expenditure Account for the Year ending 31st March 2024

INCOME	2023/2024	2022/2023
	£	£
Cottage No. 1	9,518.60	9518.60
Cottage No. 2	9,513.92	8935.92
Bank interest: CBF Deposit Fund	1,337.86	329.75
Half Tythe	0.00	0.00
Miscellaneous	0.00	0.00
TOTAL INCOME	<u>20,370.38</u>	<u>18784.27</u>
EXPENDITURE		
Thames Water	730.00	594.00
Insurance	969.55	829.40
Repairs and Maintenance	838.98	1269.98
Subscriptions and Donations	267.00	153.00
Refurbishments	0.00	0.00
Miscellaneous	1,094.99	320.00
TOTAL EXPENDITURE	<u>3,900.52</u>	<u>3166.38</u>
NET INCOME (EXPENDITURE)	16,469.86	15,617.89
Gains / (Losses) on investments	6,530.55	(700.61)
NET SURPLUS (DEFICIT) FOR THE YEAR	<u>23,000.41</u>	<u>14917.28</u>
SURPLUS (DEFICIT) Brought Forward	46,033.84	31116.56
SURPLUS (DEFICIT) carried Forward	<u>69,034.25</u>	<u>46033.84</u>

Balance Sheet 31st March 2024		2023/2024	2022/2023
	Notes		
INVESTMENTS - at valuation			
Emergency Repair Fund	2	29,914.86	25010.73
Ethical Fund	2	28,293.18	26166.76
Loan Fund	2	0.00	0.00
		<u>58,208.04</u>	<u>51,177.49</u>
CURRENT ASSETS			
Treasurers Account	2	17,026.21	24456.35
Deposit Account	2	40,000.00	25000.00
		<u>57,026.21</u>	<u>49456.35</u>
TOTAL ASSETS		115,234.25	100,633.84
LONG TERM LIABILITIES	3	(46,200.00)	-54600.00
NET ASSETS (LIABILITIES)		<u>69,034.25</u>	<u>46033.84</u>
RESERVES			
SURPLUS (DEFICIT)- including revaluation of investments		<u>69,034.25</u>	<u>46033.84</u>

NOTES							
1	Assets retained for the Charity's own use - Properties valued 25/09/2018						£1,000,000
	The properties are not shown in the Balance Sheet						
2		Treasurer's Account	Deposit Account	Repair Fund	Ethical Fund	Loan Fund	Almshouses Loan
	Opening Balance	24,456.35	25,000.00	26,166.76	25,010.73	0.00	-54600.00
	Income	20,370.38					
	Expenditure	(3,900.52)					
	Amounts Invested	(500.00)	0.00	500.00			
	Loan Repayment	(8,400.00)					8400.00
	Transfers	(15,000.00)	15,000.00				
	Revaluation			3,248.10	3,282.45		
	Closing Balance	<u>17,026.21</u>	<u>40,000.00</u>	<u>29,914.86</u>	<u>28,293.18</u>	<u>0.00</u>	<u>-46200.00</u>
3	The Long Term Loan is interest free and repayable in half yearly installments of £4,200.00 per installment						

Clerk to the Trustees: Signed: _____

Date: 25/8/24

Chairman Signed: _____

Date: 4/10/24

I have examined the books, vouchers and bank statements relating to Lybbe's Almshouses (2018) and in my opinion these accounts show an accurate representation of the Charity's finances.

Honorary Auditor:
Don Shrimpton

Signed: Don Shrimpton

Date: 28/11/24

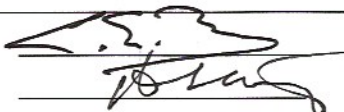
Lybbe's Almshouses (2018)

Income and Expenditure Account for the Year ending 31st March 2024

INCOME	2023/2024	2022/2023
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Half Tythe	0.00	0.00
Miscellaneous	0.00	0.00
TOTAL INCOME	<u>20,370.38</u>	<u>18784.27</u>
EXPENDITURE		
Thames Water	730.00	594.00
Insurance	969.55	829.40
Repairs and Maintenance	838.98	1269.98
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Miscellaneous	1,094.99	320.00
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SURPLUS (DEFICIT) carried Forward	<u>69,034.25</u>	<u>46033.84</u>

Balance Sheet 31st March 2024		2023/2024	2022/2023
	Notes		
INVESTMENTS - at valuation			
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Loan Fund	2	0.00	0.00
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NET ASSETS (LIABILITIES)		<u>69,034.25</u>	<u>46033.84</u>
RESERVES			
SURPLUS (DEFICIT)- including revaluation of investments		<u>69,034.25</u>	<u>46033.84</u>

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	Income	20,370.38					
	Expenditure	(3,900.52)					
	Amounts Invested	(500.00)	0.00	500.00			
	Loan Repayment	(8,400.00)					8400.00
	Transfers	(15,000.00)	15,000.00				
	Revaluation			3,248.10	3,282.45		
	Closing Balance	<u>17,026.21</u>	<u>40,000.00</u>	<u>29,914.86</u>	<u>28,293.18</u>	<u>0.00</u>	<u>-46200.00</u>
3	The Long Term Loan is interest free and repayable in half yearly installments of £4,200.00 per installment						

Clerk to the Trustees: Signed: 

Date: 25/8/24

Chairman Signed: 

Date: 4/10/24

I have examined the books, vouchers and bank statements relating to Lybbe's Almshouses (2018) and in my opinion these accounts show an accurate representation of the Charity's finances.

Honorary Auditor:
Don Shrimpton

Signed: 

Date: 28/11/24

LYBBE'S ALMSHOUSES (2018)

England & Wales - Charity number 1178234

Accounts



Trustees' Annual Report for the period

From 1/4/2022
Period end date

Period start date To 31/3/2023

Charity name: Lybbe's Almshouses(2018)

Charity registration number: 1178234

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	The provision of almshouse accommodation for the benefit of persons who are aged 60 years or over, who are in need or financial hardship and who are resident in or have connection to the Parish of Goring on Thames, in particular the ancient Parishes of Goring on Thames, Checkendon and Whitchurch.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	Provision and maintenance of two almshouses for the benefit as described above
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	It is confirmed that the Trustees had regard to the guidance issued by the Charity Commission on public benefit.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	

Other		

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	The almshouses have continued to be maintained to a high level, ensuring modern and comfortable accommodation for our Residents.

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	A surplus of £14917 was reported for the year compared to £16811 for the previous year.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	There exists investment accounts for an emergency repair fund and an ethical fund and an interest bearing deposit fund to cover unexpected costs.
Amount of reserves held	Para 1.22	£100633
Reasons for holding zero reserves	Para 1.22	None
Details of fund materially in deficit	Para 1.24	None
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	N/A

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Constitution
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	CIO
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Appointment by the Trustees

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

Reference and Administrative details

Charity name	Lybbe's Almshouses(2018)
Other name the charity uses	
Registered charity number	1178234
Charity's principal address	Woodland House Reading Road, Goring on Thames RG8 0LH

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Chris Tassell	Clerk		The Trustees
2	Robert Gregory			The Trustees
3	Richard Norman			The Trustees
4	Alan Strong	Chairman		The Trustees
5	Rob Howard			The Trustees
6	Rev. Ben Phillips			The Trustees
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Corporate trustees – names of the directors at the date the report was approved

Director name		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	None
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	None
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	None

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
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Name of chief executive or names of senior staff members (Optional information)

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Exemptions from disclosure

Reason for non-disclosure of key personnel details

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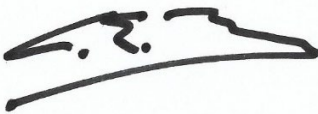
Other optional information

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Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

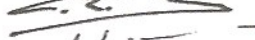
Signature(s)		
Full name(s)	Christopher E. Tassell	
Position (eg Secretary, Chair, etc)	Clerk	
Date	4/12/2023	

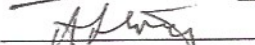
Lybbe's Almhouses (2018)

<u>Income and Expenditure Account for the Year ending 31st March 2023</u>		
<u>INCOME</u>	2022/2023	2021/2022
	£	£
Cottage No. 1	9,518.60	9,518.60
Cottage No. 2	8,935.92	9,574.60
Bank interest: CBF Deposit Fund	329.75	26.03
Half Tythe	0.00	-
Miscellaneous	0.00	-
TOTAL INCOME	18,784.27	19,119.23
<u>EXPENDITURE</u>		
Thames Water	594.00	222.00
Insurance	829.40	763.45
Repairs and Redecoration	1,269.98	229.40
Subscriptions and Donations	153.00	146.00
Refurbishments	0.00	1,072.20
Miscellaneous	320.00	446.79
TOTAL EXPENDITURE	3,166.38	2,879.84
NET INCOME (EXPENDITURE)	15,617.89	16,239.39
Gains / (Losses) on investments	(700.61)	571.77
NET SURPLUS (DEFICIT) FOR THE YEAR	14,917.28	16,811.16
SURPLUS (DEFICIT) Brought Forward	31,116.56	14,305.40
SURPLUS (DEFICIT) carried Forward	46,033.84	31,116.56

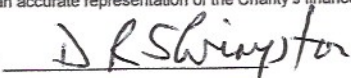
<u>Balance Sheet 31st March 2023</u>		2022/2023	2021/2022
	Notes		
<u>INVESTMENTS - at valuation</u>			
Emergency Repair Fund	2	26,166.76	25,883.90
Ethical Fund	2	25,010.73	24,994.20
Loan Fund	2	0.00	0.00
		<u>51,177.49</u>	<u>50,878.10</u>
<u>CURRENT ASSETS</u>			
Treasurers Account	2	24,456.35	18,238.46
Deposit Account	2	25,000.00	25,000.00
		<u>49,456.35</u>	<u>43,238.46</u>
TOTAL ASSETS		100,633.84	94,116.56
LONG TERM LIABILITIES	3	(54,600.00)	(63,000.00)
NET ASSETS (LIABILITIES)		46,033.84	31,116.56
<u>RESERVES</u>			
SURPLUS (DEFICIT)- including revaluation of investments		46,033.84	31,116.56

<u>NOTES</u>							
1	Assets retained for the Charity's own use - Properties valued 25/09/2018					£1,000,000	
	The properties are not shown in the Balance Sheet						
2	Treasurer's Account	Deposit Account	Repair Fund	Ethical Fund	Loan Fund	Almhouses Loan	
	18,238.46	25,000.00	25,883.90	24,994.20	0.00	(63,000.00)	
	Income						
	18,784.27						
	Expenditure						
	(3,166.38)						
	Amounts Invested	0.00	500.00	500.00			
	(1,000.00)						
	Loan Repayment					8,400.00	
	(8,400.00)						
	Transfers						
	Revaluation		(217.14)	(483.47)			
	24,456.35	25,000.00	26,166.76	25,010.73	0.00	(54,600.00)	
	Closing Balance						
3	The Long Term Loan is interest free and repayable in half yearly installments of £4,200.00 per installment						

Clerk to the Trustees: Signed:  Date: 30/06/2023

Chairman Signed:  Date: 5/9/23

I have examined the books, vouchers and bank statements relating to Lybbe's Almhouses (2018) and in my opinion these accounts show an accurate representation of the Charity's finances.

Honorary Auditor: Signed:  Date: 4/10/23

Don Shrimpton

LYBBE'S ALMSHOUSES (2018)

England & Wales - Charity number 1178234

Accounts



Trustees' Annual Report for the period

From **1/4/2021** Period start date To
31/3/2022 Period end date

Charity name: **Lybbe's Almshouses(2018)**

Charity registration number: **1178234**

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	The provision of almshouse accommodation for the benefit of persons who are aged 60 years or over, who are in need or financial hardship and who are resident in or have connection to the Parish of Goring on Thames, in particular the ancient Parishes of Goring on Thames, Checkendon and Whitchurch
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	Provision and maintenance of two almshouses for the benefit as described above.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	It is confirmed that the Trustees had regard to the guidance issued by the Charity Commission on public benefit.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	

Contribution made by volunteers	Para 1.38	
Other		

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	The almshouses were updated to a high standard at the last refurbishment and the Trustees regularly review this standard and undertake remedial work as required. This ensures current and future Residents will enjoy modern and comfortable living accommodation.

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

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Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	A surplus of £16811 was reported for the year compared to £17989 for the previous year
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	There exists an emergency repair fund, an ethical fund and a deposit account to cover unexpected costs
Amount of reserves held	Para 1.22	£75877
Reasons for holding zero reserves	Para 1.22	None
Details of fund materially in deficit	Para 1.24	None
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	N/A

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Constitution
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	CIO
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Appointment by the Trustees

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

Reference and Administrative details

Charity name	Lybbe's Almshouses(2018)
Other name the charity uses	
Registered charity number	1178234

Charity's principal address	Woodland House, Reading Road, Goring on Thames, RG8 0LH

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Chris Tassell	Clerk		The Trustees
2	Robert Gregory			The Trustees
3	Richard Norman			The Trustees
4	Alan Strong	Chairman		The Trustees
5	Rob Howard			The Trustees
6	Rev. Ben Phillips			The Trustees
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Corporate trustees - names of the directors at the date the report was approved

Director name		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	None
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	None
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	None

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

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Exemptions from disclosure

Reason for non-disclosure of key personnel details

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Other optional information

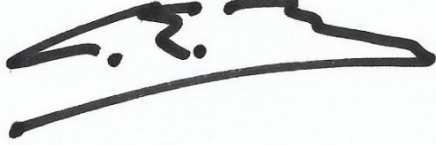
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Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)

	
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Full name(s)

Christopher E. Tassell	
------------------------	--

Position (eg
Secretary, Chair, etc)

Clerk	
-------	--

Date

7/11/2022

Lybbe's Almhouses (2018)

<u>Income and Expenditure Account for the Year ending 31st March 2022</u>		
INCOME	2021/2022	2020/2021
	£	£
Cottage No. 1	9,518.60	9,972.93
Cottage No. 2	9,574.60	9,768.27
Bank interest: CBF Deposit Fund	26.03	211.98
Half Tythe	0.00	142.34
Miscellaneous	0.00	-
TOTAL INCOME	<u>19,119.23</u>	<u>20,095.52</u>
EXPENDITURE		
Thames Water	222.00	220.00
Insurance	763.45	742.68
Repairs and Redecoration	229.40	-
Subscriptions and Donations	146.00	142.00
Refurbishments	1,072.20	1,479.48
Miscellaneous	446.79	205.00
TOTAL EXPENDITURE	<u>2,879.84</u>	<u>2,789.16</u>
NET INCOME (EXPENDITURE)	16,239.39	17,306.36
Gains / (Losses) on investments	571.77	683.04
NET SURPLUS (DEFICIT) FOR THE YEAR	<u>16,811.16</u>	<u>17,989.40</u>
SURPLUS (DEFICIT) Brought Forward	14,305.40	(3,684.00)
SURPLUS (DEFICIT) carried Forward	<u>31,116.56</u>	<u>14,305.40</u>

<u>Balance Sheet 31st March 2022</u>			2021/2022	2020/2021
	Notes			
INVESTMENTS - at valuation				
Emergency Repair Fund	2	25,883.90		1,542.26
Ethical Fund	2	24,994.20		2,764.07
Loan Fund	2	0.00		
		<u>50,878.10</u>		<u>4,306.33</u>
CURRENT ASSETS				
Treasurers Account	2	18,238.46		31,399.07
Deposit Account	2	25,000.00		50,000.00
		<u>43,238.46</u>		<u>81,399.07</u>
TOTAL ASSETS		94,116.56		85,705.40
LONG TERM LIABILITIES	3	(63,000.00)		(71,400.00)
NET ASSETS (LIABILITIES)		<u>31,116.56</u>		<u>14,305.40</u>
RESERVES				
SURPLUS (DEFICIT)- including revaluation of investments		<u>31,116.56</u>		<u>14,305.40</u>

NOTES						
1 Assets retained for the Charity's own use - Properties valued 25/09/2018 £1,000,000 The properties are not shown in the Balance Sheet						
2	Treasurer's Account	Deposit Account	Repair Fund	Ethical Fund	Loan Fund	Almhouses Loan
Opening Balance	31,399.07	50,000.00	1,542.26		2,764.07	(71,400.00)
Income	19,119.23					
Expenditure	(2,879.84)					
Amounts Invested	(21,000.00)	(25,000.00)	24,047.93	25,000.00	(3,047.93)	
Loan Repayment	(8,400.00)					8,400.00
Transfers						
Revaluation			293.71	(5.80)	283.86	
Closing Balance	<u>18,238.46</u>	<u>25,000.00</u>	<u>25,883.90</u>	<u>24,994.20</u>	<u>0.00</u>	<u>(63,000.00)</u>
3 The Long Term Loan is interest free and repayable in half yearly installments of £4,200.00 per installment						

Clerk to the Trustees:

Signed:

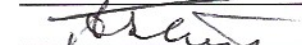


Date:

10/8/22

Chairman

Signed:



Date:

11/8/22

I have examined the books, vouchers and bank statements relating to Lybbe's Almhouses (2018) and in my opinion these accounts show an accurate representation of the Charity's finances.

Honorary Auditor:
Don Shrimpton

Signed:



Date:

18/8/22

Investments	ERF Fund	Capital Loan Fund	Ethical Investment Fund	Total	Total
	101080001R	101080002R	101080001AB		
Start of Year	7.46 £1,542.26	13.37 £2,764.07		£4,306.33	£4,306.33
06/07/2021	2.20 £500.00			£500.00	£500.00
16/12/221		2.06 £500.00		£500.00	£500.00
20/01/2022	86.85 £3,547.93	-15.43 -£3,547.93		£0.00	£0.00
20/01/2022	15.43 £20,000.00		5,267.26 £25,000.00	£45,000.00	£46,000.00
	<u>111.94 £25,590.19</u>	<u>0 -£283.86</u>	<u>5,267.26 £25,000.00</u>	<u>£50,306.33</u>	<u>£50,306.33</u>
Revaluation	£293.71	£283.86	-£5.80	£571.77	£571.77
End of Year	<u>111.94 £25,883.90</u>	<u>0 £0.00</u>	<u>5,267.26 £24,994.20</u>	<u>£50,878.10</u>	<u>£50,878.10</u>
	Proceeds from Loan Fund plus £20,000 from TSB	SOLD Proceeds to ERF	£25,000 from CBF Deposit		
Invested in Year	£24,047.93	-£3,047.93	£25,000.00		£46,000.00

LYBBE'S ALMSHOUSES (2018)

England & Wales - Charity number 1178234

Accounts



Trustees' Annual Report for the period

From 1/4/2020 To 31/3/2021

Charity name: Lybbe's Almshouses (2018)

Charity registration number: 1178234

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	The provision of almshouse accommodation for the benefit of persons who are aged 60 years or over, who are in need or financial hardship and who are resident in or have connection to the Parish of Goring on Thames, in particular the ancient Parishes of Goring on Thames, Checkendon and Whitchurch.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	Provision and maintenance of two almshouses for the benefit as described above.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	It is confirmed that the Trustees had regard to the guidance issued by the Charity Commission on public benefit.

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	

Other		

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	The next stage of the properties refurbishment has been consulted upon and will commence when current COVID considerations are minimalised. This ongoing program will ensure the properties are maintained at a high standard for future generations.

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	A surplus of £17989 was reported compared to a deficit of £38783 for the previous year.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	There exists an emergency repair fund, a capital loan fund and a deposit account to cover unexpected costs
Amount of reserves held	Para 1.22	£54306
Reasons for holding zero reserves	Para 1.22	None
Details of fund materially in deficit	Para 1.24	None
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	N/A

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed , royal charter)	Para 1.25	Constitution
How is the charity constituted? (e.g unincorporated association , CIO)	Para 1.25	CIO
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Appointment by the Trustees

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

Reference and Administrative details

Charity name	Lybbe's Almshouses(2018)
Other name the charity uses	
Registered charity number	1178234
Charity's principal address	Woodland House, Reading Road, Goring on Thames, RG8 0LH

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Chris Tassell	Clerk		The Trustees
2	Robert Gregory			The Trustees
3	Richard Norman			The Trustees
4	Alan Strong	Chairman		The Trustees
5	Rob Howard			The Trustees
6	David Beddall			The Trustees
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Corporate trustees – names of the directors at the date the report was approved

Director name		

Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	None
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	None
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	None

Additional information (optional)

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
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Name of chief executive or names of senior staff members (Optional information)

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Exemptions from disclosure

Reason for non-disclosure of key personnel details

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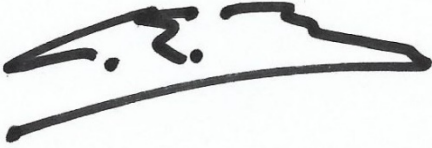
Other optional information

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Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Christopher E. Tassell	
Position (eg Secretary, Chair, etc)	Clerk	
Date	29/10/2021	

Lybbe's Almhouses (2018)

Income and Expenditure Account for the Year ending 31 March 2021		
INCOME	2020/2021	2019/2020
	£	£
Cottage No. 1	9,972.93	9,705.80
Cottage No. 2	9,768.27	5,878.16
Bank interest: CBF Deposit Fund	211.98	350.44
Half Tythe	142.34	142.34
Miscellaneous	0.00	70,339.41
TOTAL INCOME	<u>20,095.52</u>	<u>86,416.15</u>
EXPENDITURE		
Thames Water	220.00	240.00
Insurance	742.68	637.46
Repairs and Redecoration	0.00	-
Subscriptions and Donations	142.00	140.00
Refurbishments	1,479.48	123,168.73
Miscellaneous	205.00	910.92
TOTAL EXPENDITURE	<u>2,789.16</u>	<u>125,097.11</u>
NET INCOME (EXPENDITURE)	17,306.36	(38,680.96)
Gains / (Losses) on investments	683.04	(102.80)
NET SURPLUS (DEFICIT) FOR THE YEAR	<u>17,989.40</u>	<u>(38,783.76)</u>
SURPLUS (DEFICIT) Brought Forward	(3,684.00)	35,099.76
SURPLUS (DEFICIT) carried Forward	<u>14,305.40</u>	<u>(3,684.00)</u>

Balance Sheet 31 March 2021		2020/2021	2019/2020
	Notes		
INVESTMENTS - at valuation			
Emergency Repair Fund	2	1,542.26	806.27
Capital Loan Fund	2	2,764.07	1,817.02
		<u>4,306.33</u>	<u>2,623.29</u>
CURRENT ASSETS			
Treasurers Account	2	31,399.07	23,492.71
Deposit Account	2	50,000.00	50,000.00
		<u>81,399.07</u>	<u>73,492.71</u>
TOTAL ASSETS		85,705.40	76,116.00
LONG TERM LIABILITIES	3	(71,400.00)	(79,800.00)
NET ASSETS (LIABILITIES)		<u>14,305.40</u>	<u>(3,684.00)</u>
RESERVES			
SURPLUS (DEFICIT)- including revaluation of investments		<u>14,305.40</u>	<u>(3,684.00)</u>

NOTES						
1	Assets retained for the Charity's own use - Properties valued 25/09/2018				£1,000,000	
	The properties are not shown in the Balance Sheet					
2	Treasurer's Account	Deposit Account	Repair Fund	Loan Fund	Almhouses Loan	
	23,492.71	50,000.00	806.27	1,817.02	(79,800.00)	
	Income	20,095.52				
	Expenditure	(2,789.16)				
	Transfers	(1,000.00)	500.00	500.00		
	Loan Repayment	(8,400.00)			8,400.00	
	Revaluation	0.00	235.99	447.05		
	Closing Balance	<u>31,399.07</u>	<u>1,542.26</u>	<u>2,764.07</u>	<u>(71,400.00)</u>	
3	The Long Term Loan is interest free and repayable in half yearly installments of £4,200.00 per installment					

Clerk to the Trustees: Signed:  Date: 08/05/2021

Chairman Signed:  Date: _____

I have examined the books, vouchers and bank statements relating to Lybbe's Almhouses (2018) and in my opinion these accounts show an accurate representation of the Charity's finances.

Honorary Auditor: Signed:  Date: 22/5/21
Don Shrimpton