



**CHARITY COMMISSION**  
FOR ENGLAND AND WALES

## 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 Commision 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	<p>The almshouses have continued to be maintained to a high level, ensuring modern and comfortable accommodation for our Residents.</p> <p>During this year particular emphasis has been made on improving the gardens and making them more enjoyable for our Residents.</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 £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:		
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				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

Corporate trustees – names of the directors at the date the report was approved

[illegible]

Name of trustees holding title to property belonging to the charity

[illegible]

## 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)

--

## Exemptions from disclosure

Reason for non-disclosure of key personnel details

--


## Other optional information

--

## 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

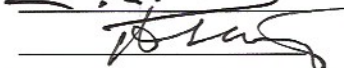
INCOME	2023/2024	2022/2023
	£	£
Cottage No. 1	9,518.60	9518.60
Cottage No. 2	9,513.92	8935.92
Bank interest: CBF Deposit Fund	1,337.86	329.75
Half Tythe	0.00	0.00
Miscellaneous	0.00	0.00
<b>TOTAL INCOME</b>	<b>20,370.38</b>	<b>18784.27</b>
<b>EXPENDITURE</b>		
Thames Water	730.00	594.00
Insurance	969.55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

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

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
	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	17,026.21	40,000.00	29,914.86	28,293.18	0.00
3	The Long Term Loan is interest free and repayable in half yearly installments of £4,200.00 per installment					

Clerk to the Trustees: 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)

## 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
<b>TOTAL INCOME</b>	<b>20,370.38</b>	<b>18784.27</b>
<b>EXPENDITURE</b>		
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
<b>TOTAL EXPENDITURE</b>	<b>3,900.52</b>	<b>3166.38</b>
<b>NET INCOME (EXPENDITURE)</b>	<b>16,469.86</b>	<b>15,617.89</b>
Gains / (Losses) on investments	6,530.55	(700.61)
<b>NET SURPLUS (DEFICIT) FOR THE YEAR</b>	<b>23,000.41</b>	<b>14917.28</b>
<b>SURPLUS (DEFICIT) Brought Forward</b>	<b>46,033.84</b>	<b>31116.56</b>
<b>SURPLUS (DEFICIT) carried Forward</b>	<b>69,034.25</b>	<b>46033.84</b>

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

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
	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	17,026.21	40,000.00	29,914.86	28,293.18	0.00
3	The Long Term Loan is interest free and repayable in half yearly installments of £4,200.00 per installment					

Clerk to the Trustees: 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