



CHARITY COMMISSION
FOR ENGLAND AND WALES

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 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	
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
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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)

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Exemptions from disclosure

Reason for non-disclosure of key personnel details

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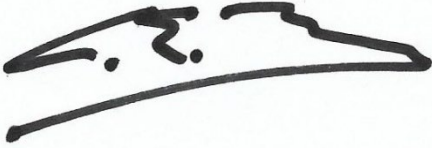
Other optional information

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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 Almshouses (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	21,055.67	20370.38
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	4,803.70	3900.52
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	15,219.66	23000.41
SURPLUS (DEFICIT) Brought Forward	69,034.25	46033.84
SURPLUS (DEFICIT) carried Forward	84,253.91	69034.25

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
		57,675.73	58,208.04
CURRENT ASSETS			
Treasurers Account	2	24,378.18	17026.21
Deposit Account	2	40,000.00	40000.00
		64,378.18	57026.21
TOTAL ASSETS		122,053.91	115,234.25
LONG TERM LIABILITIES	3	(37,800.00)	-46200.00
NET ASSETS (LIABILITIES)		84,253.91	69034.25
RESERVES			
SURPLUS (DEFICIT)- including revaluation of investments		84,253.91	69034.25

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	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	24,378.18	40,000.00	29,320.60	28,355.13	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