

ANDREW WINDSOR ALMSHOUSES

England & Wales · Charity number 1181841

Details

Status Registered

Legal form CIO

Registered 2019-02-01

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

Contact

Address 5 Bridgefield
Farnham
GU9 8AN

Phone 01256 492981

Email CLERKAWAH@OUTLOOK.COM

Activities

Objects: THE OBJECTS OF THE CIO ARE, FOR THE PUBLIC BENEFIT:1) THE PROVISION OF ALMSHOUSE ACCOMMODATION IN OR WITHIN 20 MILES OF FARNHAM, SURREY FOR THE BENEFIT OF OLDER PERSONS OF GOOD CHARACTER WHO ARE IN NEED OR EXPERIENCING HARDSHIP OR DISTRESS.2) SUCH CHARITABLE PURPOSES FOR THE BENEFIT OF THE RESIDENTS IN THE ALMSHOUSES OF THE CIO IN SUCH MANNER AS THE CHARITY TRUSTEES THINK FIT FROM TIME TO TIME.

Activities: To provide housing for retired, elderly people in straightened circumstances, capable of independent living.

Classification

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

Geography

- Surrey

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£109,923	£130,490	-	-
2024-03-31	£111,499	£90,115	-	-
2023-03-31	£97,224	£75,031	-	-
2022-03-31	£86,311	£38,090	-	-
2021-03-31	£78,083	£94,397	-	-

Trustees

Name	Role	Appointed
ANN CAMILLA SEELY		2019-02-01
CHARLES PETER HUNTLEY KNAGGS		2019-02-01
Elizabeth Butler		2025-05-23
Gail Merritt		2025-05-23
Jennifer Barratt		2019-12-10
Joseph Merritt		2025-05-23
Linda Eades		2025-05-23

ANDREW WINDSOR ALMSHOUSES

England & Wales - Charity number 1181841

Accounts

ANDREW WINDSOR ALMSHOUSES
ANNUAL REPORT AND UNAUDITED ACCOUNTS
FOR THE YEAR ENDED
31 MARCH 2025

Charity Number 1181841



The Granary
Hones Yard
1 Waverley Lane
Farnham
Surrey
GU9 8BB

ANDREW WINDSOR ALMSHOUSES

FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2025

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ANDREW WINDSOR ALMSHOUSES

TRUSTEES ANNUAL REPORT

YEAR ENDED 31 MARCH 2025

The trustees present their annual report and the financial statements of the charitable incorporated organisation (CIO) for the year ended 31 March 2025. The financial statements comply with the charity's trust deed, the Charities Act 2011, and the Charities Statement of Recommended Practice issued in October 2019 and Financial Reporting Standard FRS102.

The trustees confirm that they have complied with the duty in s17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission, when reviewing the Charity's aims and objectives and in planning future activities.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered charity name	Andrew Windsor Almshouses
Charity registration number	1181841
CIO registration number	CE016379
Principal office	5 Bridgefield Farnham Surrey GU9 8AN

THE TRUSTEES

The trustees who served the charity during the period and since the period-end were as follows:

	Mrs E Butler (Chairman from 23 May 25)(appointed 23 May 25) Colonel C P H Knaggs Mrs C Seely Ms J Barratt Mr J Merritt (appointed 23 May 25) Mrs G Merritt (appointed 23 May 25) Mrs L Eades (appointed 23 May 25) Ms L Sutherland (Chairman until 22 May 25)(resigned 22 May 25)
Clerk to the Trustees	Ms J Durrant
Principal bankers	Lloyds Bank plc Lewisham Branch London
Independent examiner	Mr S. P. F. Howell FCCA TC Group The Granary Hones Yard 1 Waverley Lane Farnham Surrey GU9 8BB

ANDREW WINDSOR ALMSHOUSES

TRUSTEES ANNUAL REPORT

YEAR ENDED 31 MARCH 2025

OBJECTIVES AND ACTIVITIES

The object of the Charitable Incorporated Organisation (CIO), formed on 1 February 2019, is to provide housing for retired, elderly people of good character and in straightened circumstances. Applicants are required to be capable of independent living, in line with the CIO's policy.

The charity owns, administers and maintains the property and grounds of numbers 53, 54, 55 and 56 Castle Street, Farnham, which are the original almshouses and now a Grade II* Listed building of local and historic interest.

The charity also owns, administers and maintains the property and grounds of numbers 2, 4, 6, 8, 10 and 12 Park Row, Farnham, which were constructed in the 1980's and are situated to the rear of the Castle Street properties. The Castle Street and Park row properties all share a communal garden.

The properties owned, administered and maintained by the charity are for the use of the appointed residents. When an almshouse becomes vacant, the Trustees look to appoint a new resident in accordance with its charitable objectives. In cases of equal eligibility, priority is given to applicants who have family ties within the Farnham area and who have contributed in a positive way to the community.

All residents benefit from lower accommodation costs than those payable in the private rental market.

These objectives fully meet the public benefit requirement. Provision of accommodation to those in housing need is clearly beneficial.

ACHIEVEMENTS AND PERFORMANCE

The Charity continues to provide accommodation for older persons in housing need, who have limited financial resources. The objectives of the Charity fully meet the public benefit requirement.

The Trustees continued to monitor the resident's welfare and wellbeing through in person visits to residents.

During the year, the Trustees carried out planned maintenance works on the Andrew Windsor Almshouses for the benefit of current residents and to ensure the Almshouses remain viable for future beneficiaries. The maintenance works include consideration of general maintenance, cyclical and extraordinary maintenance works;

- No 12 Park Row was refurbished, works included a new bathroom, cloakroom, kitchen, redecoration throughout and new flooring;
- Refurbishment works were carried out at No 54 Castle Street following the relocation of a resident to an alternative Almshouse (No 12 Park Row), works included redecoration throughout and new carpeting;
- All rear windows and back doors were replaced at the park Row properties, double glazed window and doors were installed as part of the upgrade to assist with heat retention and energy efficiency;
- Maintenance works were carried out to the front of the Castle Street properties to include replacement and painting of the handrails and repointing of the ironstone cobbles area in front of the Castle Street properties;
- Roof repairs were carried out on 53 Castle Street following another HGV incident whereby a HGV lorry knocked into a lamppost situated on Castle Street, which fell into the corner of 53 Castle Street and caused damage to the corner of the property.

The Trustees have an ongoing dialogue with Surrey County Council and the local MP regarding the ongoing issues with the trees on Castle Street which result in the Charity diverting funds to address the clean-up of fallen debris from the Council maintained trees.

The Trustees also have an ongoing dialogue with Surrey County Council regarding the future plans for traffic management and resurfacing works on park row, which impact the future works necessary at the Castle Street Almshouses.

ANDREW WINDSOR ALMSHOUSES

TRUSTEES ANNUAL REPORT

YEAR ENDED 31 MARCH 2025

In January 2025, the Trustees appointed a new resident as a beneficiary following an interview and appointment process.

The Charity has undertaken a review of all of its operational documentation and is looking to attract new Trustees to assist in the ongoing viability in the running of the Charity.

The Charity continued to meet all its financial and administrative commitments relating to the funding of the roof project (completed in 2019).

The Charity participated in the Farnham Heritage Open day initiative and received over 100 visitors to the site in September 2024.

All Almshouses have current EPC, EICR and Landlord Gas Safety Certificates.

There were no significant maintenance contribution arrears at the end of the period.

Miss Lorna Sutherland retired as Chairman and Trustee in May 2025 following five years of dedicated service at the Almshouses. The Charity was pleased to welcome four new Trustees to the board. Elizabeth Butler assumed the role of Chairman and is supported by existing Trustees and new Trustees, Gail Merritt, Joseph Merritt and Linda Eades.

FINANCIAL REVIEW

At the end of the period, the charity's reserves show a balance of £168,469 (2024 - £188,629). The free reserves available to the charity totals £120,398 (2024 - £148,474).

The Charity's finances are in a satisfactory state as at 31 March 2025. The Trustees continue to review the Weekly Maintenance Charge ("WMC") payable monthly and the beneficiaries were notified of an increase to the WMC to become effective April 2025, the Trustees will review this on an ongoing annual basis.

The financial commitments to The Charity Bank continue to be met and the Charity has commenced regular investment in line with Almshouse Association guidance to ensure that future cyclical and extraordinary maintenance can be carried out.

PLANS FOR FUTURE PERIODS

Looking to the future, the Charity is increasing funds to both our Cyclical Maintenance Fund and Extraordinary Maintenance Fund. Routine maintenance is ongoing and is reviewed quarterly at Trustee Meetings.

For the forthcoming year, the Trustees have the following plans under consideration:

- Continue to monitor the welfare and wellbeing of residents;
- Recruitment of new Trustees to ensure the ongoing governance and operational viability of the Charity;
- Ongoing planning regarding routine, cyclical and extraordinary maintenance;
- Finalisation of website for the Charity to help raise the profile of the Almshouses locally;
- Liaison with local organisations such as Heritage Farnham to raise the profile of the Almshouses locally.

GOING CONCERN

After making appropriate enquiries, the trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the Accounting Policies.

ANDREW WINDSOR ALMSHOUSES

TRUSTEES ANNUAL REPORT

YEAR ENDED 31 MARCH 2025

STRUCTURE, GOVERNANCE AND MANAGEMENT

GOVERNING DOCUMENT

Andrew Windsor Almshouses is a charitable incorporated organisation governed by its registration with the Charity Commission on 1 February 2019.

RECRUITMENT AND APPOINTMENT OF TRUSTEES

New trustees are appointed by the trustees from local people with appropriate skills.

ORGANISATIONAL STRUCTURE

The charity is controlled by the Trustees. Trustees during the period are detailed on page 1.

The trustees have appointed a clerk to administer the charity and its properties. The clerk reports to the trustees at, at least, quarterly meetings, with frequent e-mail and telephone contact between meetings as necessary.

RISK MANAGEMENT

The Trustees have a risk register for their review and comments. The major risks to which the charity is exposed, as identified by the Trustees, have been reviewed and systems have been established to manage those risks.

INDEPENDENT EXAMINER

Simon Howell, FCCA, of TC Group, has been re-appointed as independent examiner for the ensuing year.

TRUSTEES' RESPONSIBILITIES STATEMENT

The trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP 2019 (FRS 102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report was approved by the trustees on 8/12/25 and signed on its behalf.


Mrs E Butler (Chair)

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF

ANDREW WINDSOR ALMSHOUSES

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 March 2025 which are set out on pages 8 to 14.

Responsibilities and basis of report

As the charity trustees 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 charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all 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 in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



Simon P. F. Howell FCCA
The Granary
Hones Yard
1 Waverley Lane
Farnham
Surrey
GU9 8BB

Dated: 10/12/25

ANDREW WINDSOR ALMSHOUSES

STATEMENT OF FINANCIAL ACTIVITIES

YEAR ENDED 31 MARCH 2025

	Note	Total Unrestricted Funds 2025 £	Total Unrestricted Funds 2024 £
Income and endowments from:			
Charitable activities	2	109,623	100,428
Other income	3	300	11,071
Total		109,923	111,499
Expenditure on:			
Charitable activities	4	(110,643)	(69,976)
Other expenditure	6	(19,847)	(20,139)
Total		(130,490)	(90,115)
Net gains/(losses) on investments		407	355
Net income/(expenditure)		(20,160)	21,739
Net movement in funds		(20,160)	21,739
RECONCILIATION OF FUNDS:			
Total funds brought forward	15	188,629	166,890
Total funds carried forward		168,469	188,629

The Statement of Financial Activities includes all gains and losses in the year and therefore a statement of total recognised gains and losses has not been prepared.

All of the above amounts relate to continuing activities.

The notes on pages 8 to 14 form part of these financial statements.

ANDREW WINDSOR ALMSHOUSES

BALANCE SHEET

31 MARCH 2025

	Note	2025 £	2024 £
FIXED ASSETS			
Tangible assets	9	290,406	279,183
Investments	10	6,275	5,868
		<u>296,681</u>	<u>285,051</u>
CURRENT ASSETS			
Debtors	11	891	901
Cash at bank and in hand		120,398	148,474
		<u>121,289</u>	<u>149,375</u>
CREDITORS: Amounts falling due within one year	12	(19,156)	(8,935)
NET CURRENT ASSETS		102,133	140,440
TOTAL ASSETS LESS CURRENT LIABILITIES		398,814	425,491
CREDITORS: Amounts falling due after more than one year	13	(230,345)	(236,862)
TOTAL NET ASSETS		<u>168,469</u>	<u>188,629</u>
FUNDS			
Unrestricted income funds	14	168,469	188,629
TOTAL FUNDS		<u>168,469</u>	<u>188,629</u>

These financial statements were approved, and authorised for issue on the 8/2/25 and are signed on their behalf by:



 Mrs E Butler
 Chair

The notes on pages 8 to 14 form part of these financial statements.

ANDREW WINDSOR ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2025

1. ACCOUNTING POLICIES

Basis of accounting

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts. The financial statements have been prepared in accordance with the second edition of the Charities Statement of Recommended Practice issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

Andrew Windsor Almshouses was registered as a Charitable Incorporated Organisation on 1 February 2019.

The financial statements are presented in sterling which is the functional currency of the charitable company and rounded to the nearest £.

Andrew Windsor Almshouses constitutes a public benefit entity as defined by FRS 102.

Going concern

The Trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

Fund accounting

Unrestricted funds are those funds which are available for the use at the discretion of the trustees in furtherance of the general objects of the Charity and which have not been designated for the other purposes.

Designated funds comprise unrestricted funds that have been set aside by the trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Incoming resources

All incoming resources are included in the statement of Financial Activities when the Charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Donations are recognised on a receivable basis when receipt is probable and the amount can be reliably measured

Charitable activities income represents maintenance contributions received from residents.

Resources expended

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All expenditure is accounted for on an accruals basis. Governance costs include the costs of servicing the Trustees' meetings and strategic planning.

The charity has established a regular programme of cyclical repairs and maintenance. Costs are charged to the Cyclical Maintenance Fund, or the Statement of Financial Activities in the year in which they are incurred, according to the discretion of the Trustees.

The cost of Extraordinary repairs is charged to the Extraordinary Repairs Fund or the Statement of Financial Activities in the year in which they are incurred, according to the discretion of the Trustees.

ANDREW WINDSOR ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2025

1. ACCOUNTING POLICIES *(continued)*

Tangible fixed assets

The housing properties are valued at cost. Freehold land and buildings are not depreciated, as the properties are maintained in a state of repair such that their estimated residual value is not less than their costs. Improvements to the properties are depreciated over the lifetime of the loan, which in this case is 25 years.

Fixed asset investments

Investments are initially recognised at their transaction value and subsequently measured at their market value as at the balance sheet date using the closing quoted market price. The statement of financial activities includes the net gains and losses arising on revaluation and disposals throughout the year.

2. INCOME FROM CHARITABLE ACTIVITIES

	Total Funds 2025	Total Funds 2024
	£	£
Maintenance contributions from residents	109,623	100,428
	<u><u> </u></u>	<u><u> </u></u>

3. INCOME FROM OTHER INCOME

	Total Funds 2025	Total Funds 2024
	£	£
Insurance claim	300	11,071
	<u><u> </u></u>	<u><u> </u></u>

ANDREW WINDSOR ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2025

4. EXPENDITURE ON CHARITABLE ACTIVITIES

	Total Funds	Total Funds
	2025	2024
	£	£
Heating and lighting	14,066	8,389
Property maintenance	20,121	4,286
Cyclical maintenance	43,363	16,501
Extraordinary repairs	-	9,766
Insurance	1,740	1,748
Rates and water charges	1,626	1,560
Honorarium to Clerk to the Trustees	16,997	14,341
Miscellaneous expenses	468	1,269
Website costs	209	-
Subscriptions and licences	360	423
Depreciation	9,773	9,773
Governance costs (see note 5)	1,920	1,920
	110,643	69,976
	110,643	69,976

5. ANALYSIS OF GOVERNANCE COSTS

	Total Funds	Total Funds
	2025	2024
	£	£
Independent examiner's fees	1,920	1,920
	1,920	1,920
	1,920	1,920

6. OTHER EXPENDITURE

	Total Funds	Total Funds
	2025	2024
	£	£
Interest on loans	19,752	20,051
Bank charges	92	88
	19,847	21,139
	19,847	21,139

7. TRUSTEES' REMUNERATION AND EXPENSES

During the year, no member of the Board of Trustees received any remuneration for their services or were reimbursed for any expenses (2024 – nil).

8. RELATED PARTY TRANSACTIONS

There were no related party transactions during the reporting period.

ANDREW WINDSOR ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2025

9. TANGIBLE FIXED ASSETS

	Land and buildings £
COST	
As at 1 April 2024	322,348
Additions	20,996
	<hr/>
At 31 March 2025	343,344
	<hr/>
DEPRECIATION	
As at 1 April 2024	43,165
Charge for the year	9,773
	<hr/>
At 31 March 2025	52,938
	<hr/>
NET BOOK VALUE	
At 31 March 2025	290,406
	<hr/>
At 31 March 2024	279,183
	<hr/>

10. FIXED ASSET INVESTMENTS

Listed investments	2025
	£
Market Value at 1 April	5,868
Acquisitions at cost	-
Unrealised gains/(losses)	407
	<hr/>
Market Value at 31 March	6,275
	<hr/>
Historical cost at 31 March	5,513
	<hr/>

11. DEBTORS

	2025	2024
	£	£
Weekly maintenance contribution	69	69
Prepayments and accrued income	822	832
	<hr/>	<hr/>
	891	901
	<hr/>	<hr/>

ANDREW WINDSOR ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2025

12. CREDITORS: Amounts falling due within one year

	2025	2024
	£	£
Bank loans	6,668	4,857
Accruals and deferred income	12,488	4,078
	<u>19,156</u>	<u>8,935</u>

The loan is secured against the freehold property held by the charity.

13. CREDITORS: Amounts falling due after more than one year

	2025	2024
	£	£
Bank loans:		
Due between 2 and 5 years	26,895	30,126
Due after 5 years	203,450	206,736
	<u>230,345</u>	<u>236,862</u>

The loan is secured against the freehold property held by the charity.

ANDREW WINDSOR ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2025

14. ANALYSIS OF CHARITABLE FUNDS

ANALYSIS OF MOVEMENTS IN UNRESTRICTED FUNDS

	Balance at 1 Apr 2024	Incoming resources	Outgoing resources	Transfers	Balance at 31 Mar 2025
	£	£	£	£	£
Buildings reserve	279,183	20,996	(9,773)	-	290,406
Cyclical maintenance fund	36,818	-	(43,363)	10,660	4,115
Extraordinary repair fund	(375,212)	-	-	6,520	(368,692)
Revenue reserve	247,840	89,334	(77,354)	(17,180)	242,640
	<u>188,629</u>	<u>110,330</u>	<u>(128,923)</u>	<u>-</u>	<u>168,469</u>

ANALYSIS OF MOVEMENTS IN UNRESTRICTED FUNDS – Previous period

	Balance at 1 Apr 2023	Incoming resources	Outgoing resources	Transfers	Balance at 31 Mar 2024
	£	£	£	£	£
Buildings reserve	288,956	-	(9,773)	-	279,183
Cyclical maintenance fund	35,924	-	(9,766)	10,660	36,818
Extraordinary repair fund	(365,231)	-	(16,501)	6,520	(375,212)
Revenue reserve	207,241	111,854	(54,075)	(17,180)	247,840
	<u>166,890</u>	<u>111,854</u>	<u>(90,115)</u>	<u>-</u>	<u>188,629</u>

Buildings reserve represents the land and property the charity owns, administers and maintains. The funds represented by this reserve are not available for spending in the charity's day-to-day affairs.

Cyclical maintenance fund has been designated by the Trustees for a particular purpose. The Trustees may also reverse these designations at a future date. Owing to the need to build up this fund due to the age of some of the almshouses, transfers to this fund are at levels above those recommended by the Almshouse Association. Expenditure is taken to the Statement of Financial Activities and no related transfer is made.

Extraordinary repairs fund has been designated by the Trustees for a particular purpose. The Trustees may also reverse these designations at a future date. Expenditure cannot be set directly against reserves but is taken through the Statement of Financial Activities. This reserve represents amounts set aside for major repairs and maintenance work to the properties and is supplemented by transfers from the Revenue Reserve according to the formula recommended by the Almshouses Association.

The Revenue reserve is available to be spent for any purpose of the charity.

ANDREW WINDSOR ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2025

15. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Designated Funds	General Funds	Total
		£	£
Tangible fixed assets	290,406	-	290,406
Investments	6,275	-	6,275
Cash at bank and in hand	-	120,398	120,398
Current assets	-	891	891
Current liabilities	-	(19,156)	(19,156)
Non-current liabilities	-	(230,345)	(230,345)
	<u>296,681</u>	<u>(128,212)</u>	<u>168,469</u>

ANALYSIS OF NET ASSETS BETWEEN FUNDS – Previous period

	Designated Funds	General Funds	Total
		£	£
Tangible fixed assets	279,183	-	279,183
Investments	5,868	-	5,868
Cash at bank and in hand	-	148,474	148,474
Current assets	-	901	901
Current liabilities	-	(8,935)	(8,935)
Non-current liabilities	-	(236,862)	(236,862)
	<u>285,051</u>	<u>(96,442)</u>	<u>188,629</u>

ANDREW WINDSOR ALMSHOUSES

England & Wales - Charity number 1181841

Accounts

ANDREW WINDSOR ALMSHOUSES
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FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2024

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Registered charity name	Andrew Windsor Almshouses
Charity registration number	1181841
CIO registration number	CE016379
Principal office	5 Bridgefield Farnham Surrey GU9 8AN

THE TRUSTEES

The trustees who served the charity during the period and since the period-end were as follows:

	Ms L Sutherland (Chairman) Colonel C P H Knaggs Mrs C Seely Ms J Barratt
Clerk to the Trustees	Ms J Durrant
Principal bankers	Lloyds Bank plc Lewisham Branch London
Independent examiner	Mr S. P. F. Howell FCCA TC Group The Granary Hones Yard 1 Waverley Lane Farnham Surrey GU9 8BB

ANDREW WINDSOR ALMSHOUSES

TRUSTEES ANNUAL REPORT

YEAR ENDED 31 MARCH 2024

OBJECTIVES AND ACTIVITIES

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The charity owns, administers and maintains the property and grounds of numbers 53, 54, 55 and 56 Castle Street, Farnham, which are the original almshouses and now a Grade II* Listed building of local and historic interest.

The charity also owns, administers and maintains the property and grounds of numbers 2, 4, 6, 8, 10 and 12 Park Row, Farnham, which were constructed in the 1980's and are situated to the rear of the Castle Street properties. The Castle Street and Park row properties all share a communal garden.

The properties owned, administered and maintained by the charity are for the use of the appointed residents. When an almshouse becomes vacant, the Trustees look to appoint a new resident in accordance with its charitable objectives. In cases of equal eligibility, priority is given to applicants who have family ties within the Farnham area and who have contributed in a positive way to the community.

All residents benefit from lower accommodation costs than those payable in the private rental market.

These objectives fully meet the public benefit requirement. Provision of accommodation to those in housing need is clearly beneficial.

ACHIEVEMENTS AND PERFORMANCE

The Charity continues to provide accommodation for older persons in housing need, who have limited financial resources. The objectives of the Charity fully meet the public benefit requirement.

The Trustees continued to monitor the resident's welfare and wellbeing through in person visits to residents.

During the year, the Trustees carried out planned maintenance works on the Andrew Windsor Almshouses for the benefit of current residents and to ensure the Almshouses remain viable for future beneficiaries. The maintenance works include consideration of general maintenance, cyclical and extraordinary maintenance works; an example being the rectification works carried out following the damage to the Andrew Windsor Almshouses caused by two HGV lorries. The rectification works required a road closure licence and a specialist contractor.

The Trustees have an ongoing dialogue with Surrey County Council and the local MP regarding the ongoing issues with the trees on Castle Street.

The Trustees have an ongoing dialogue with Surrey County Council regarding the ongoing issues with illegal parking on the pavement outside the Park Row Almshouses.

Two Trustees attended an in-person training course at Abbot's Hospital Almshouses in Guildford. The training session included consideration of the Charities Act 2022, anti-social behaviour and hoarding issues.

The Charity has undertaken a review of all of its operational documentation and is looking to attract new Trustees to assist in the ongoing viability in the running of the Charity.

The Charity continued to meet all its financial and administrative commitments relating to the funding of the roof project (completed in 2019).

All Almshouses have current EPC, EICR and Landlord Gas Safety Certificates.

There were no significant arrears.

ANDREW WINDSOR ALMSHOUSES

TRUSTEES ANNUAL REPORT

YEAR ENDED 31 MARCH 2024

FINANCIAL REVIEW

At the end of the period, the charity's reserves show a balance of £188,629 (2023 - £166,890). The free reserves available to the charity totals £148,474 (2023 - £123,789).

The Charity's finances are in a satisfactory state as at 31 March 2024. The Trustees continue to review the Weekly Maintenance Charge ("WMC") payable monthly and the beneficiaries were notified of an increase to the WMC to become effective April 2023, the Trustees will review this on an ongoing annual basis.

The financial commitments to The Charity Bank continue to be met and the Charity has commenced regular investment in line with Almshouse Association guidance to ensure that future cyclical and extraordinary maintenance can be carried out.

PLANS FOR FUTURE PERIODS

Looking to the future, the Charity is increasing funds to both our Cyclical Maintenance Fund and Extraordinary Maintenance Fund. Routine maintenance is ongoing and is reviewed quarterly at Trustee Meetings.

For the forthcoming year, the Trustees have the following plans under consideration:

- Continue to monitor the welfare and wellbeing of residents;
- Recruitment of new Trustees to ensure the ongoing governance and operational viability of the Charity;
- Ongoing planning regarding routine, cyclical and extraordinary maintenance;
- Finalisation of website for the Charity to help raise the profile of the Almshouses locally;
- Liaison with local organisations such as Heritage Farnham to raise the profile of the Almshouses locally.

GOING CONCERN

After making appropriate enquiries, the trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the Accounting Policies.

STRUCTURE, GOVERNANCE AND MANAGEMENT

GOVERNING DOCUMENT

Andrew Windsor Almshouses is a charitable incorporated organisation governed by its registration with the Charity Commission on 1 February 2019.

RECRUITMENT AND APPOINTMENT OF TRUSTEES

New trustees are appointed by the trustees from local people with appropriate skills.

ORGANISATIONAL STRUCTURE

The charity is controlled by the Trustees. Trustees during the period are detailed on page 1.

The trustees have appointed a clerk to administer the charity and its properties. The clerk reports to the trustees at, at least, quarterly meetings, with frequent e-mail and telephone contact between meetings as necessary.

RISK MANAGEMENT

The Trustees have a risk register for their review and comments. The major risks to which the charity is exposed, as identified by the Trustees, have been reviewed and systems have been established to manage those risks.

ANDREW WINDSOR ALMSHOUSES

TRUSTEES ANNUAL REPORT

YEAR ENDED 31 MARCH 2024

INDEPENDENT EXAMINER

Simon Howell, FCCA, of TC Group. has been re-appointed as independent examiner for the ensuing year.

TRUSTEES' RESPONSIBILITIES STATEMENT

The trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP 2019 (FRS 102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report was approved by the trustees on 05/02/25 and signed on its behalf.



Ms L Sutherland (Chair)

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF

ANDREW WINDSOR ALMSHOUSES

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 March 2024 which are set out on pages 8 to 14.

Responsibilities and basis of report

As the charity trustees 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 charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all 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 in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



.....
Simon P. F. Howell FCCA
The Granary
Hones Yard
1 Waverley Lane
Farnham
Surrey
GU9 8BB

Dated: 07/02/2025

ANDREW WINDSOR ALMSHOUSES
STATEMENT OF FINANCIAL ACTIVITIES
YEAR ENDED 31 MARCH 2024

	Note	Total Unrestricted Funds 2024 £	Total Unrestricted Funds 2023 £
Income and endowments from:			
Donations	2	-	65
Charitable activities	3	100,428	97,159
Other income	4	11,071	-
Total		111,499	97,224
Expenditure on:			
Charitable activities	5	(69,976)	(61,584)
Other expenditure	7	(20,139)	(13,447)
Total		(90,115)	(75,031)
Net gains/(losses) on investments		355	61
Net income/(expenditure)		21,739	22,254
Net movement in funds		21,739	22,254
RECONCILIATION OF FUNDS:			
Total funds brought forward	15	166,890	144,636
Total funds carried forward		188,629	166,890

The Statement of Financial Activities includes all gains and losses in the year and therefore a statement of total recognised gains and losses has not been prepared.

All of the above amounts relate to continuing activities.

The notes on pages 8 to 14 form part of these financial statements.


ANDREW WINDSOR ALMSHOUSES

BALANCE SHEET

31 MARCH 2024

	Note	2024 £	2023 £
FIXED ASSETS			
Tangible assets	10	279,183	288,956
Investments	11	5,868	5,513
		<hr/>	<hr/>
		285,051	294,469
CURRENT ASSETS			
Debtors	12	901	737
Cash at bank and in hand		148,474	123,789
		<hr/>	<hr/>
		149,375	124,526
CREDITORS: Amounts falling due within one year	13	(8,935)	(10,763)
		<hr/>	<hr/>
NET CURRENT ASSETS		140,440	113,763
TOTAL ASSETS LESS CURRENT LIABILITIES		425,491	408,232
CREDITORS: Amounts falling due after more than one year	14	(236,862)	(241,342)
		<hr/>	<hr/>
TOTAL NET ASSETS		188,629	166,890
		<hr/> <hr/>	<hr/> <hr/>
FUNDS			
Unrestricted income funds	15	188,629	166,890
		<hr/>	<hr/>
TOTAL FUNDS		188,629	166,890
		<hr/> <hr/>	<hr/> <hr/>

These financial statements were approved, and authorised for issue on the 05/02/25 and are signed on their behalf by:



 Ms L Sutherland
 Chair

The notes on pages 8 to 14 form part of these financial statements.

ANDREW WINDSOR ALMSHOUSES
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2024

1. ACCOUNTING POLICIES

Basis of accounting

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts. The financial statements have been prepared in accordance with the second edition of the Charities Statement of Recommended Practice issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

Andrew Windsor Almshouses was registered as a Charitable Incorporated Organisation on 1 February 2019.

The financial statements are presented in sterling which is the functional currency of the charitable company and rounded to the nearest £.

Andrew Windsor Almshouses constitutes a public benefit entity as defined by FRS 102.

Going concern

The Trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

Fund accounting

Unrestricted funds are those funds which are available for the use at the discretion of the trustees in furtherance of the general objects of the Charity and which have not been designated for the other purposes.

Designated funds comprise unrestricted funds that have been set aside by the trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Incoming resources

All incoming resources are included in the statement of Financial Activities when the Charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Donations are recognised on a receivable basis when receipt is probable and the amount can be reliably measured

Charitable activities income represents maintenance contributions received from residents.

Resources expended

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All expenditure is accounted for on an accruals basis. Governance costs include the costs of servicing the Trustees' meetings and strategic planning.

The charity has established a regular programme of cyclical repairs and maintenance. Costs are charged to the Cyclical Maintenance Fund, or the Statement of Financial Activities in the year in which they are incurred, according to the discretion of the Trustees.

The cost of Extraordinary repairs is charged to the Extraordinary Repairs Fund or the Statement of Financial Activities in the year in which they are incurred, according to the discretion of the Trustees.

ANDREW WINDSOR ALMSHOUSES
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2024

1. ACCOUNTING POLICIES (continued)

Tangible fixed assets

The housing properties are valued at cost. Freehold land and buildings are not depreciated, as the properties are maintained in a state of repair such that their estimated residual value is not less than their costs. Improvements to the properties are depreciated over the lifetime of the loan, which in this case is 25 years.

Fixed asset investments

Investments are initially recognised at their transaction value and subsequently measured at their market value as at the balance sheet date using the closing quoted market price. The statement of financial activities includes the net gains and losses arising on revaluation and disposals throughout the year.

2. INCOME FROM DONATIONS

	Total Funds 2024	Total Funds 2023
	£	£
Donations	-	65
	<u> </u>	<u> </u>

3. INCOME FROM CHARITABLE ACTIVITIES

	Total Funds 2024	Total Funds 2023
	£	£
Maintenance contributions from residents	100,428	97,159
	<u> </u>	<u> </u>

4. INCOME FROM OTHER INCOME

	Total Funds 2024	Total Funds 2023
	£	£
Insurance claim	11,071	-
	<u> </u>	<u> </u>

ANDREW WINDSOR ALMSHOUSES
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2024

5. EXPENDITURE ON CHARITABLE ACTIVITIES

	Total Funds	Total Funds
	2024	2023
	£	£
Heating and lighting	8,389	5,605
Property maintenance	4,286	4,943
Cyclical maintenance	16,501	10,539
Extraordinary repairs	9,766	4,500
Insurance	1,748	1,553
Rates and water charges	1,560	1,452
Honorarium to Clerk to the Trustees	14,341	11,492
Miscellaneous expenses	1,269	9,040
Website costs	-	209
Subscriptions and licences	423	478
Depreciation	9,773	9,773
Governance costs (see note 6)	1,920	2,000
	69,976	61,584

6. ANALYSIS OF GOVERNANCE COSTS

	Total Funds	Total Funds
	2024	2023
	£	£
Independent examiner's fees	1,920	2,000

7. OTHER EXPENDITURE

	Total Funds	Total Funds
	2024	2023
	£	£
Interest on loans	20,051	13,358
Bank charges	88	89
	21,139	8,890

8. TRUSTEES' REMUNERATION AND EXPENSES

During the year, no member of the Board of Trustees received any remuneration for their services or were reimbursed for any expenses (2023 – nil).

9. RELATED PARTY TRANSACTIONS

There were no related party transactions during the reporting period.

ANDREW WINDSOR ALMSHOUSES
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2024

10. TANGIBLE FIXED ASSETS

	Land and buildings £
COST	
As at 1 April 2023	322,348
Additions	-
At 31 March 2024	<u>322,348</u>
DEPRECIATION	
As at 1 April 2023	33,392
Charge for the year	9,773
At 31 March 2024	<u>43,165</u>
NET BOOK VALUE	
At 31 March 2024	<u>279,183</u>
At 31 March 2023	<u>288,956</u>

11. FIXED ASSET INVESTMENTS

Listed investments	2024
	£
Market Value at 1 April	5,513
Acquisitions at cost	-
Unrealised gains/(losses)	355
Market Value at 31 March	<u>5,868</u>
Historical cost at 31 March	<u>5,513</u>

12. DEBTORS

	2024	2023
	£	£
Weekly maintenance contribution	69	69
Prepayments and accrued income	832	668
	<u>901</u>	<u>737</u>

ANDREW WINDSOR ALMSHOUSES
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2024

13. CREDITORS: Amounts falling due within one year

	2024	2023
	£	£
Bank loans	4,857	4,817
Accruals and deferred income	4,078	5,946
	<u>8,935</u>	<u>10,763</u>

The loan is secured against the freehold property held by the charity.

14. CREDITORS: Amounts falling due after more than one year

	2024	2023
	£	£
Bank loans:		
Due between 2 and 5 years	30,126	30,126
Due after 5 years	206,736	211,216
	<u>236,862</u>	<u>241,342</u>

The loan is secured against the freehold property held by the charity.

ANDREW WINDSOR ALMSHOUSES
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2024

15. ANALYSIS OF CHARITABLE FUNDS

ANALYSIS OF MOVEMENTS IN UNRESTRICTED FUNDS

	Balance at 1 Apr 2023 £	Incoming resources £	Outgoing resources £	Transfers £	Balance at 31 Mar 2024 £
Buildings reserve	288,956	-	(9,773)	-	279,183
Cyclical maintenance fund	35,924	-	(9,766)	10,660	36,818
Extraordinary repair fund	(365,231)	-	(16,501)	6,520	(375,212)
Revenue reserve	207,241	111,854	(54,075)	(17,180)	247,840
	<u>166,890</u>	<u>111,854</u>	<u>(90,115)</u>	<u>-</u>	<u>188,629</u>

ANALYSIS OF MOVEMENTS IN UNRESTRICTED FUNDS – Previous period

	Balance at 1 Apr 2022 £	Incoming resources £	Outgoing resources £	Transfers £	Balance at 31 Mar 2023 £
Buildings reserve	298,730	-	(9,773)	-	288,956
Cyclical maintenance fund	36,423	-	(10,539)	10,040	35,924
Extraordinary repair fund	(366,871)	-	(4,500)	6,140	(365,231)
Revenue reserve	176,354	97,285	(50,219)	(16,180)	207,241
	<u>144,636</u>	<u>97,285</u>	<u>(75,031)</u>	<u>-</u>	<u>166,890</u>

Buildings reserve represents the land and property the charity owns, administers and maintains. The funds represented by this reserve are not available for spending in the charity's day-to-day affairs.

Cyclical maintenance fund has been designated by the Trustees for a particular purpose. The Trustees may also reverse these designations at a future date. Owing to the need to build up this fund due to the age of some of the almshouses, transfers to this fund are at levels above those recommended by the Almshouse Association. Expenditure is taken to the Statement of Financial Activities and no related transfer is made.

Extraordinary repairs fund has been designated by the Trustees for a particular purpose. The Trustees may also reverse these designations at a future date. Expenditure cannot be set directly against reserves but is taken through the Statement of Financial Activities. This reserve represents amounts set aside for major repairs and maintenance work to the properties and is supplemented by transfers from the Revenue Reserve according to the formula recommended by the Almshouses Association.

The Revenue reserve is available to be spent for any purpose of the charity.

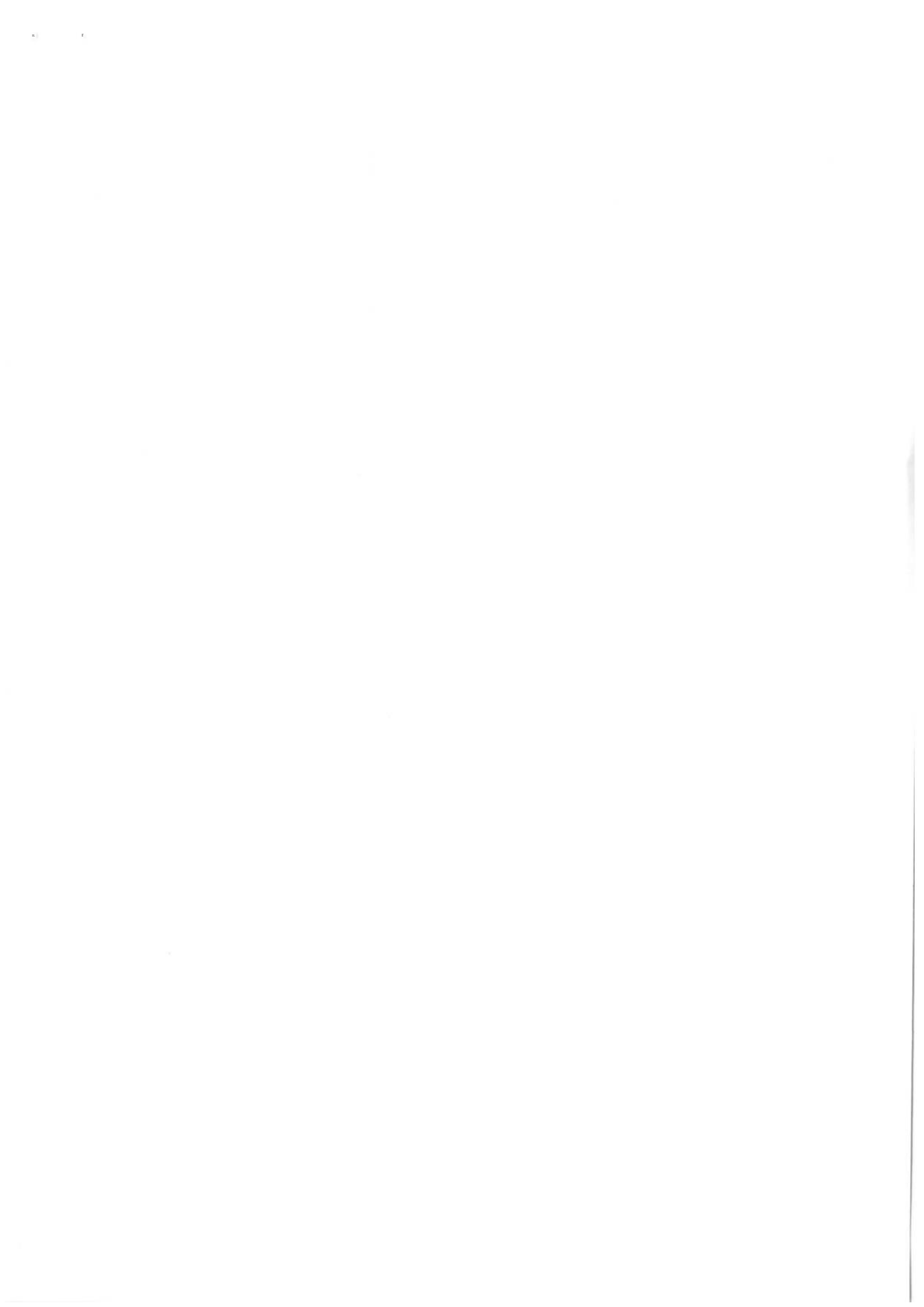
ANDREW WINDSOR ALMSHOUSES
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2024

16. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Designated Funds	General Funds £	Total £
Tangible fixed assets	279,183	-	279,183
Investments	5,868	-	5,868
Cash at bank and in hand	-	148,474	148,474
Current assets	-	901	901
Current liabilities	-	(8,935)	(8,935)
Non-current liabilities	-	(236,862)	(236,862)
	<u>285,051</u>	<u>(96,442)</u>	<u>188,629</u>

ANALYSIS OF NET ASSETS BETWEEN FUNDS – Previous period

	Designated Funds	General Funds £	Total £
Tangible fixed assets	288,956	-	288,956
Investments	5,513	-	5,513
Cash at bank and in hand	-	123,789	123,789
Current assets	-	737	737
Current liabilities	-	(10,763)	(10,763)
Non-current liabilities	-	(241,342)	(241,342)
	<u>294,469</u>	<u>(127,579)</u>	<u>166,890</u>



ANDREW WINDSOR ALMSHOUSES

England & Wales - Charity number 1181841

Accounts

ANDREW WINDSOR ALMSHOUSES
ANNUAL REPORT AND UNAUDITED ACCOUNTS
FOR THE YEAR ENDED
31 MARCH 2023

Charity Number 1181841

tc accounts · tax · legal · financial planning

The Granary
Hones Yard
1 Waverley Lane
Farnham
Surrey
GU9 8BB

ANDREW WINDSOR ALMSHOUSES

FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2023

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Statement of financial activities	6
Balance sheet	7
Notes to the financial statements	8 to 13

ANDREW WINDSOR ALMSHOUSES

TRUSTEES ANNUAL REPORT

YEAR ENDED 31 MARCH 2023

The trustees present their annual report and the financial statements of the charitable incorporated organisation (CIO) for the year ended 31 March 2023. The financial statements comply with the charity's trust deed, the Charities Act 2011, and the Charities Statement of Recommended Practice issued in October 2019 and Financial Reporting Standard FRS102.

The trustees confirm that they have complied with the duty in s17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission, when reviewing the Charity's aims and objectives and in planning future activities.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered charity name	Andrew Windsor Almshouses
Charity registration number	1181841
CIO registration number	CE016379
Principal office	5 Bridgefield Farnham Surrey GU9 8AN

THE TRUSTEES

The trustees who served the charity during the period and since the period-end were as follows:

	Ms L Sutherland (Chairman) Colonel C P H Knaggs Mrs C Seely Ms J Barratt
Clerk to the Trustees	Ms J Durrant
Principal bankers	Lloyds Bank plc Lewisham Branch London
Independent examiner	Mr S. P. F. Howell FCCA TC Group The Granary Hones Yard 1 Waverley Lane Farnham Surrey GU9 8BB

ANDREW WINDSOR ALMSHOUSES

TRUSTEES ANNUAL REPORT

YEAR ENDED 31 MARCH 2023

OBJECTIVES AND ACTIVITIES

The object of the Charitable Incorporated Organisation (CIO), formed on 1 February 2019, is to provide housing for retired, elderly people of good character and in straightened circumstances. Applicants are required to be capable of independent living, in line with the CIO's policy.

The charity owns, administers and maintains the property and grounds of numbers 53, 54, 55 and 56 Castle Street, Farnham, which are the original almshouses and now a Grade II* Listed building of local and historic interest.

The charity also owns, administers and maintains the property and grounds of numbers 2, 4, 6, 8, 10 and 12 Park Row, Farnham, which were constructed in the 1980's and are situated to the rear of the Castle Street properties. The Castle Street and Park row properties all share a communal garden.

The properties owned, administered and maintained by the charity are for the use of the appointed residents. When a almshouse becomes vacant, the trustees look to appoint a new resident in accordance with its charitable objectives. In cases of equal eligibility, priority is given to applicants who have family ties within the Farnham area and who have contributed in a positive way to the community.

All residents benefit from lower accommodation costs than those payable in the private rental market.

These objectives fully meet the public benefit requirement. Provision of accommodation to those in housing need is clearly beneficial.

ACHIEVEMENTS AND PERFORMANCE

The Charity continues to provide accommodation for older persons in housing need, who have limited financial resources. The objectives of the Charity fully meet the public benefit requirement.

The Trustees continued to monitor the resident's welfare and wellbeing through in person visits to each resident.

During the year, the Trustees continued to progress the maintenance programme for the Andrew Windsor Almshouses to ensure that the Almshouses remain habitable for current beneficiaries; the Trustees have also carried out maintenance planning for cyclical and extraordinary maintenance works to ensure that the Almshouses remain viable for future beneficiaries. This now includes the introduction of a quarterly sanitisation of the communal bin area. A bathroom refurbishment was undertaken at No. 55 Castle Street involving the temporary re-homing of a resident for a number of weeks. The Trustees commenced discussions with Surrey County Council in relation to the risk of potential damage to the almshouses by trees growing on Castle Street, outside the almshouse site. The Trustees have been working in conjunction with insurers to plan the rectification works on the almshouses following two road traffic accidents where the almshouses suffered property damage. The Trustees appointed a contractor to carry out the essential maintenance works on the Park Row roofs.

The Trustees arranged Safe & Well visits to the residents by the local fire service to provide advice on common fire hazards within the home.

The Trustees undertook training provided by the Almshouse Association including attendance of online courses.

The Trustees hosted a local dance group for a performance for the benefit of residents and local neighbours in the communal gardens and the Trustees hosted a garden party for residents and local neighbours to mark the Queens Jubilee.

The Trustees continued to meet that all of the financial commitments relating to the funding of the roof project (completed in 2019).

All Almshouses have current EPC, EICR and Landlord Gas Safety Certificates.

There were no significant arrears and the Almshouses were fully occupied.

ANDREW WINDSOR ALMSHOUSES

TRUSTEES ANNUAL REPORT

YEAR ENDED 31 MARCH 2023

FINANCIAL REVIEW

At the end of the period, the charity's reserves show a balance of £166,890 (2022 - £144,636). The free reserves available to the charity totals £123,789 (2022 - £90,187).

The Charity's finances are in a satisfactory state as at 31 March 2023. The Trustees carried out a review of the Weekly Maintenance Charge ("WMC") payable monthly and the beneficiaries were notified of an increase to the WMC to become effective April 2023, the Trustees will review this on an ongoing annual basis.

The financial commitments to The Charity Bank continue to be met and the Charity has commenced regular investment in line with Almshouse Association guidance to ensure that future cyclical and extraordinary maintenance can be carried out.

PLANS FOR FUTURE PERIODS

Looking to the future, the Charity is increasing funds to both our Cyclical Maintenance Fund and Extraordinary Maintenance Fund. Routine maintenance is ongoing and is reviewed quarterly at Trustee Meetings.

For the forthcoming year, the Trustees have the following plans under consideration:

- Continue to monitor the welfare and wellbeing of residents;
- Recruitment of new Trustees to ensure the ongoing governance and operational viability of the Charity;
- Ongoing planning regarding routine, cyclical and extraordinary maintenance;
- Ongoing review of operational policy framework;
- Finalisation of website for the Charity to help raise the profile of the Almshouses locally.

GOING CONCERN

After making appropriate enquiries, the trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the Accounting Policies.

STRUCTURE, GOVERNANCE AND MANAGEMENT

GOVERNING DOCUMENT

Andrew Windsor Almshouses is a charitable incorporated organisation governed by its registration with the Charity Commission on 1 February 2019.

RECRUITMENT AND APPOINTMENT OF TRUSTEES

New trustees are appointed by the trustees from local people with appropriate skills.

ORGANISATIONAL STRUCTURE

The charity is controlled by the Trustees. Trustees during the period are detailed on page 1.

The trustees have appointed a clerk to administer the charity and its properties. The clerk reports to the trustees at, at least, quarterly meetings, with frequent e-mail and telephone contact between meetings as necessary.

RISK MANAGEMENT

The Trustees have a risk register for their review and comments. The major risks to which the charity is exposed, as identified by the Trustees, have been reviewed and systems have been established to manage those risks.

ANDREW WINDSOR ALMSHOUSES

TRUSTEES ANNUAL REPORT

YEAR ENDED 31 MARCH 2023

INDEPENDENT EXAMINER

Simon Howell, FCCA, of TC Group. has been re-appointed as independent examiner for the ensuing year.

TRUSTEES' RESPONSIBILITIES STATEMENT

The trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP 2019 (FRS 102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report was approved by the trustees on 19/07/24 and signed on its behalf.



Ms L Sutherland (Chair)

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF

ANDREW WINDSOR ALMSHOUSES

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 March 2023 which are set out on pages 8 to 13.

Responsibilities and basis of report

As the charity trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

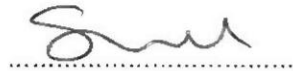
I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



Simon P. F. Howell FCCA
The Granary
Hones Yard
1 Waverley Lane
Farnham
Surrey
GU9 8BB

Dated: 29/01/2024

ANDREW WINDSOR ALMSHOUSES
STATEMENT OF FINANCIAL ACTIVITIES
YEAR ENDED 31 MARCH 2023

	Note	Total Unrestricted Funds 2023 £	Total Unrestricted Funds 2022 £
Income and endowments from:			
Donations	2	65	1,000
Charitable activities	3	97,159	86,311
Total		<u>97,224</u>	<u>87,311</u>
Expenditure on:			
Charitable activities	4	(61,584)	(29,200)
Other expenditure	6	(13,447)	(8,890)
Total		<u>(75,031)</u>	<u>(38,090)</u>
Net gains/(losses) on investments		61	452
Net income/(expenditure)		<u>22,254</u>	<u>49,673</u>
Net movement in funds		<u>22,254</u>	<u>49,673</u>
RECONCILIATION OF FUNDS:			
Total funds brought forward			
13		144,636	94,963
Total funds carried forward		<u>166,890</u>	<u>144,636</u>

The Statement of Financial Activities includes all gains and losses in the year and therefore a statement of total recognised gains and losses has not been prepared.

All of the above amounts relate to continuing activities.

The notes on pages 8 to 13 form part of these financial statements.

ANDREW WINDSOR ALMSHOUSES

BALANCE SHEET

31 MARCH 2023

	Note	2023 £	2022 £
FIXED ASSETS			
Tangible assets	9	288,956	298,729
Investments	10	5,513	5,452
		<u>294,469</u>	<u>304,181</u>
CURRENT ASSETS			
Debtors	11	737	5,676
Cash at bank and in hand		123,789	90,187
		<u>124,526</u>	<u>95,863</u>
CREDITORS: Amounts falling due within one year	12	(10,763)	(10,090)
NET CURRENT ASSETS		113,763	85,773
TOTAL ASSETS LESS CURRENT LIABILITIES		408,232	389,954
CREDITORS: Amounts falling due after more than one year	13	(241,342)	(245,318)
TOTAL NET ASSETS		<u>166,890</u>	<u>144,636</u>
FUNDS			
Unrestricted income funds	14	166,890	144,636
TOTAL FUNDS		<u>166,890</u>	<u>144,636</u>

These financial statements were approved, and authorised for issue on the 19/01/24 and are signed on their behalf by:



Ms L Sutherland
Chair

The notes on pages 8 to 13 form part of these financial statements.

ANDREW WINDSOR ALMSHOUSES
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2023

1. ACCOUNTING POLICIES

Basis of accounting

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts. The financial statements have been prepared in accordance with the second edition of the Charities Statement of Recommended Practice issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

Andrew Windsor Almshouses was registered as a Charitable Incorporated Organisation on 1 February 2019 and the assets were transferred from the unincorporated charity on the same date.

The financial statements are presented in sterling which is the functional currency of the charitable company and rounded to the nearest £.

Andrew Windsor Almshouses constitutes a public benefit entity as defined by FRS 102.

Going concern

The Trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

Fund accounting

Unrestricted funds are those funds which are available for the use at the discretion of the trustees in furtherance of the general objects of the Charity and which have not been designated for the other purposes.

Designated funds comprise unrestricted funds that have been set aside by the trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Incoming resources

All incoming resources are included in the statement of Financial Activities when the Charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Donations are recognised on a receivable basis when receipt is probable and the amount can be reliably measured

Charitable activities income represents maintenance contributions received from residents.

Resources expended

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All expenditure is accounted for on an accruals basis. Governance costs include the costs of servicing the Trustees' meetings and strategic planning.

The charity has established a regular programme of cyclical repairs and maintenance. Costs are charged to the Cyclical Maintenance Fund, or the Statement of Financial Activities in the year in which they are incurred, according to the discretion of the Trustees.

The cost of Extraordinary repairs is charged to the Extraordinary Repairs Fund or the Statement of Financial Activities in the year in which they are incurred, according to the discretion of the Trustees.

ANDREW WINDSOR ALMSHOUSES
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2023

1. ACCOUNTING POLICIES (continued)

Tangible fixed assets

The housing properties are valued at cost. Freehold land and buildings are not depreciated, as the properties are maintained in a state of repair such that their estimated residual value is not less than their costs. Improvements to the properties are depreciated over the lifetime of the loan, which in this case is 25 years.

Fixed asset investments

Investments are initially recognised at their transaction value and subsequently measured at their market value as at the balance sheet date using the closing quoted market price. The statement of financial activities includes the net gains and losses arising on revaluation and disposals throughout the year.

2. INCOME FROM DONATIONS

	Total Funds 2023	Total Funds 2022
	£	£
Donations	65	1,000
	<u> </u>	<u> </u>

3. INCOME FROM CHARITABLE ACTIVITIES

	Total Funds 2023	Total Funds 2022
	£	£
Maintenance contributions from residents	97,159	86,311
	<u> </u>	<u> </u>

4. EXPENDITURE ON CHARITABLE ACTIVITIES

	Total Funds 2023	Total Funds 2022
	£	£
Heating and lighting	5,605	2,804
Property maintenance	4,943	4,162
Cyclical maintenance	10,539	936
Extraordinary repairs	4,500	-
Insurance	1,553	1,466
Rates and water charges	1,452	1,449
Honorarium to Clerk to the Trustees	11,492	6,207
Miscellaneous expenses	9,040	156
Website costs	209	209
Subscriptions and licences	478	38
Depreciation	9,773	9,773
Governance costs (see note 5)	2,000	2,000
	<u> </u>	<u> </u>
	61,584	29,200
	<u> </u>	<u> </u>

ANDREW WINDSOR ALMSHOUSES
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2023

5. ANALYSIS OF GOVERNANCE COSTS

	Total Funds	Total Funds
	2023	2022
	£	£
Independent examiner's fees	2,000	2,000
	<u> </u>	<u> </u>

6. OTHER EXPENDITURE

	Total Funds	Total Funds
	2023	2022
	£	£
Interest on loans	13,358	8,796
Bank charges	89	94
	<u> </u>	<u> </u>
	13,447	8,890
	<u> </u>	<u> </u>

7. TRUSTEES' REMUNERATION AND EXPENSES

During the year, no member of the Board of Trustees received any remuneration for their services or were reimbursed for any expenses (2022 – nil).

8. RELATED PARTY TRANSACTIONS

There were no related party transactions during the reporting period.

9. TANGIBLE FIXED ASSETS

	Land and buildings
	£
COST	
As at 1 April 2022	322,348
Additions	-
At 31 March 2023	322,348
	<u> </u>
DEPRECIATION	
As at 1 April 2022	23,619
Charge for the year	9,773
At 31 March 2023	33,392
	<u> </u>
NET BOOK VALUE	
At 31 March 2023	288,956
	<u> </u>
At 31 March 2022	298,729
	<u> </u>

ANDREW WINDSOR ALMSHOUSES
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2023

10. FIXED ASSET INVESTMENTS

Listed investments		2023
		£
Market Value at 1 April		5,452
Acquisitions at cost		-
Unrealised gains/(losses)		61
		5,513
Market Value at 31 March		5,513
Historical cost at 31 March		5,452

11. DEBTORS

	2023	2022
	£	£
Weekly maintenance contribution	69	69
Prepayments and accrued income	668	635
Other debtors	-	4,972
	737	5,676
	737	5,676

12. CREDITORS: Amounts falling due within one year

	2023	2022
	£	£
Bank loans	4,817	7,100
Accruals and deferred income	5,946	2,990
	10,763	10,090
	10,763	10,090

The loan is secured against the freehold property held by the charity.

13. CREDITORS: Amounts falling due after more than one year

	2023	2022
	£	£
Bank loans:		
Due between 2 and 5 years	30,126	31,262
Due after 5 years	211,216	214,056
	241,342	245,318
	241,342	245,318

The loan is secured against the freehold property held by the charity.

ANDREW WINDSOR ALMSHOUSES
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2023

14. ANALYSIS OF CHARITABLE FUNDS

ANALYSIS OF MOVEMENTS IN UNRESTRICTED FUNDS

	Balance at 1 Apr 2022 £	Incoming resources £	Outgoing resources £	Transfers £	Balance at 31 Mar 2023 £
Buildings reserve	298,730	-	(9,773)	-	288,956
Cyclical maintenance fund	36,423	-	(10,539)	10,040	35,924
Extraordinary repair fund	(366,871)	-	(4,500)	6,140	(365,231)
Revenue reserve	176,354	97,285	(50,219)	(16,180)	207,241
	<u>144,636</u>	<u>97,285</u>	<u>(75,031)</u>	<u>-</u>	<u>166,890</u>

ANALYSIS OF MOVEMENTS IN UNRESTRICTED FUNDS – Previous period

	Balance at 1 Apr 2021 £	Incoming resources £	Outgoing resources £	Transfers £	Balance at 31 Mar 2022 £
Buildings reserve	308,503	-	(9,773)	-	298,730
Cyclical maintenance fund	27,443	-	-	8,980	36,423
Extraordinary repair fund	(372,361)	-	-	5,490	(366,871)
Revenue reserve	131,378	87,763	(28,317)	(14,470)	176,354
	<u>94,963</u>	<u>87,763</u>	<u>(38,090)</u>	<u>-</u>	<u>144,636</u>

Buildings reserve represents the land and property the charity owns, administers and maintains. The funds represented by this reserve are not available for spending in the charity's day-to-day affairs.

Cyclical maintenance fund has been designated by the Trustees for a particular purpose. The Trustees may also reverse these designations at a future date. Owing to the need to build up this fund due to the age of some of the almshouses, transfers to this fund are at levels above those recommended by the Almshouse Association. Expenditure is taken to the Statement of Financial Activities and no related transfer is made.

Extraordinary repairs fund has been designated by the Trustees for a particular purpose. The Trustees may also reverse these designations at a future date. Expenditure cannot be set directly against reserves but is taken through the Statement of Financial Activities. This reserve represents amounts set aside for major repairs and maintenance work to the properties and is supplemented by transfers from the Revenue Reserve according to the formula recommended by the Almshouses Association.

The Revenue reserve is available to be spent for any purpose of the charity.

ANDREW WINDSOR ALMSHOUSES
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2023

15. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Designated Funds	General Funds £	Total £
Tangible fixed assets	288,956	-	288,956
Investments	5,513	-	5,513
Cash at bank and in hand	-	123,789	123,789
Current assets	-	737	737
Current liabilities	-	(10,763)	(10,763)
Non-current liabilities	-	(241,342)	(241,342)
	<u>294,469</u>	<u>(127,579)</u>	<u>166,890</u>

ANALYSIS OF NET ASSETS BETWEEN FUNDS – Previous period

	Designated Funds	General Funds £	Total £
Tangible fixed assets	298,729	-	298,729
Investments	5,452	-	5,452
Cash at bank and in hand	-	90,187	90,187
Current assets	-	5,676	5,676
Current liabilities	-	(10,090)	(10,090)
Non-current liabilities	-	(245,318)	(245,318)
	<u>304,181</u>	<u>(159,545)</u>	<u>144,636</u>

ANDREW WINDSOR ALMSHOUSES

England & Wales - Charity number 1181841

Accounts

CIO REGISTRATION NUMBER CE016379

ANDREW WINDSOR ALMSHOUSES
ANNUAL REPORT AND UNAUDITED ACCOUNTS
FOR THE YEAR ENDED
31 MARCH 2022

Charity Number 1181841

tc accounts · tax · legal · financial planning

The Granary
Hones Yard
1 Waverley Lane
Farnham
Surrey
GU9 8BB

ANDREW WINDSOR ALMSHOUSES

FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2022

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Independent examiner's report to the members	5
Statement of financial activities	6
Balance sheet	7
Notes to the financial statements	8 to 13

ANDREW WINDSOR ALMSHOUSES

TRUSTEES ANNUAL REPORT

YEAR ENDED 31 MARCH 2022

The trustees present their annual report and the financial statements of the charitable incorporated organisation (CIO) for the year ended 31 March 2022. The financial statements comply with the charity's trust deed, the Charities Act 2011, and the Charities Statement of Recommended Practice issued in October 2019 and Financial Reporting Standard FRS102.

The trustees confirm that they have complied with the duty in s17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission, when reviewing the Charity's aims and objectives and in planning future activities.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered charity name	Andrew Windsor Almshouses
Charity registration number	1181841
CIO registration number	CE016379
Principal office	5 Bridgefield Farnham Surrey GU9 8AN

THE TRUSTEES

The trustees who served the charity during the period and since the period-end were as follows:

	Ms L Sutherland (Chairman) Colonel C P H Knaggs Mrs C Seely Ms J Barratt
Clerk to the Trustees	Ms J Durrant
Principal bankers	Lloyds Bank plc Lewisham Branch London
Independent examiner	Mr S. P. F. Howell FCCA TC Group The Granary Hones Yard 1 Waverley Lane Farnham Surrey GU9 8BB

ANDREW WINDSOR ALMSHOUSES

TRUSTEES ANNUAL REPORT

YEAR ENDED 31 MARCH 2022

OBJECTIVES AND ACTIVITIES

The object of the Charitable Incorporated Organisation (CIO), formed on 1 February 2019, is to provide housing for retired, elderly people of good character and in straightened circumstances. Applicants are required to be capable of independent living. The assets of the old unincorporated charity were transferred to the CIO on incorporation.

The charity owns, administers and maintains the property and grounds of numbers 53, 54, 55 and 56 Castle Street, Farnham, which are the original almshouses and now a Grade II* Listed building of local and historic interest (widely known as "Andrew Windsor Almshouses").

The charity also owns, administers and maintains the property and grounds of numbers 2, 4, 6, 8, 10 and 12 Park Row, Farnham, which were constructed in the 1980's and are situated to the rear of the Castle Street properties. All of the properties share a communal garden.

The properties held by the charity are for the use of the appointed residents. When vacancies occur, the trustees appoint applicants in accordance with the charitable objectives. In cases of equal eligibility, priority is given to applicants who have family ties within the Farnham area and who have contributed in a positive way to the community.

All residents benefit from lower accommodation costs than those payable in the private rental market. In addition, residents benefit from living within a small community of people with comparable requirements but from a variety of backgrounds and experience.

These objectives fully meet the public benefit requirement. Provision of accommodation to those in housing need is clearly beneficial. The definition in terms of location and personal circumstances are wide enough to cover a large number of people sufficient to constitute a public class.

ACHIEVEMENTS AND PERFORMANCE

The Charity continues to provide accommodation for older persons in housing need, who have limited financial resources. The objectives of the Charity fully meet the public benefit requirement.

The Trustees continued to monitor the resident welfare and wellbeing during the COVID pandemic via telephone outreach and in person visits in compliance with government guidelines.

During the year, the Trustees continued to progress the maintenance programme for the Andrew Windsor Almshouses to ensure that the Almshouses remain habitable for current beneficiaries; the Trustees have assumed responsibility for the organisation and management of general maintenance works within the Andrew Windsor estate, reducing the overall maintenance cost through a saving on the fees of a Managing Agent.

The Charity's expenditure on general maintenance has been slightly lower during the year due to periods of national lockdowns arising out of the COVID pandemic.

All Almshouses have current EPC, EICR and Landlord Gas Safety Certificates.

The Charity commissioned further improvements to the communal garden area with the addition of a "bee friendly" flower bed containing flowers rich in pollen and nectar to attract bees to the garden. The cost of the bee friendly bed was met in part through a grant applied for by the Charity and granted by Farnham Town Council. A new path was also created to assist safe passage to and from the bin store, housed in the brick-built garden sheds.

A bespoke wooden rose arch was commissioned for the entrance to the communal gardens and planted up with David Austin climbing roses to mark the Platinum Jubilee celebrations.

The Trustees are pleased to confirm that all financial commitments relating to the funding of the roof project (completed in 2019) continue to be met.

ANDREW WINDSOR ALMSHOUSES

TRUSTEES ANNUAL REPORT

YEAR ENDED 31 MARCH 2022

ACHIEVEMENTS AND PERFORMANCE *(continued)*

The Trustees organised quotations for replacement windows and doors for the Park Row properties.

There were no significant arrears.

FINANCIAL REVIEW

At the end of the period, the charity's reserves show a balance of £144,636 (2021 - £94,963). The free reserves available to the charity totals £90,187 (2021 - £49,575). The Trustees want to maintain a level of reserves sufficient enough to cover the loan repayments and to provide some new investments to support any further repairs.

The Charity's finances are in a satisfactory state as at 31 March 2022. The Trustees carried out a review of the Weekly Maintenance Charge ("WMC") payable monthly and the beneficiaries were notified of an increase to the WMC to become effective April 2022.

The financial commitments to The Charity Bank continue to be met and the Charity has commenced regular investment in line with Almshouse Association guidance to ensure that future cyclical and extraordinary maintenance can be carried out.

PLANS FOR FUTURE PERIODS

Looking to the future, the Charity is increasing funds to both our Cyclical Maintenance Fund and Extraordinary Maintenance Fund. Routine maintenance is ongoing and is reviewed quarterly at Trustee Meetings.

For the forthcoming year, the Trustees have the following plans under consideration:

- Continue to monitor the welfare and wellbeing of residents in relation to the COVID pandemic;
- Appoint a contractor to carry out a program of replacement window and doors at the Park Row properties;
- Appoint a contractor to carry out a program of upgrading works on the Park Row roofs;
- Continue to raise profile of the Charity within Farnham and surrounding areas through membership and liaison with Farnham Town Council, Farnham Society, Farnham Heritage Group and local events.
- Recruitment of new Trustees to ensure the ongoing governance and operational viability of the Charity.

GOING CONCERN

After making appropriate enquiries, the trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the Accounting Policies.

STRUCTURE, GOVERNANCE AND MANAGEMENT

GOVERNING DOCUMENT

Andrew Windsor Almshouses is a charitable incorporated organisation governed by its registration with the Charity Commission on 1 February 2019.

RECRUITMENT AND APPOINTMENT OF TRUSTEES

New trustees are appointed by the trustees from local people with appropriate skills.

ORGANISATIONAL STRUCTURE

The charity is controlled by the Trustees. Trustees during the period are detailed on page 1.

The trustees have appointed a clerk to administer the charity and its properties. The clerk reports to the trustees at, at least, quarterly meetings, with frequent e-mail and telephone contact between meetings as necessary.

RISK MANAGEMENT

The Trustees have a risk register for their review and comments. The major risks to which the charity is exposed, as identified by the Trustees, have been reviewed and systems have been established to manage those risks.

ANDREW WINDSOR ALMSHOUSES

TRUSTEES ANNUAL REPORT

YEAR ENDED 31 MARCH 2022

INDEPENDENT EXAMINER

Simon Howell, FCCA, of TC Group, has been re-appointed as independent examiner for the ensuing year.

TRUSTEES' RESPONSIBILITIES STATEMENT

The trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP 2019 (FRS 102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report was approved by the trustees on ^{25/07/23}..... and signed on its behalf.



.....
Ms L Sutherland (Chair)

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF

ANDREW WINDSOR ALMSHOUSES

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 March 2022 which are set out on pages 8 to 13.

Responsibilities and basis of report

As the charity trustees 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 charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all 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 in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



.....

Simon P. F. Howell FCCA
The Granary
Hones Yard
1 Waverley Lane
Farnham
Surrey
GU9 8BB

Dated: 26/01/2023

ANDREW WINDSOR ALMSHOUSES
STATEMENT OF FINANCIAL ACTIVITIES
YEAR ENDED 31 MARCH 2022

	Note	Total Unrestricted Funds 2022 £	Total Unrestricted Funds 2021 £
Income and endowments from:			
Donations	2	1,000	11,350
Charitable activities	3	86,311	78,083
Total		<u>87,311</u>	<u>89,433</u>
Expenditure on:			
Charitable activities	4	(29,200)	(94,397)
Other expenditure	6	(8,890)	(8,727)
Total		<u>(38,090)</u>	<u>(103,124)</u>
Net gains/(losses) on investments		452	
Net income/(expenditure)		<u>49,673</u>	<u>(13,691)</u>
Net movement in funds		<u>49,673</u>	<u>(13,691)</u>
RECONCILIATION OF FUNDS:			
Total funds brought forward			
13		<u>94,963</u>	<u>108,654</u>
Total funds carried forward		<u>144,636</u>	<u>94,963</u>

The Statement of Financial Activities includes all gains and losses in the year and therefore a statement of total recognised gains and losses has not been prepared.

All of the above amounts relate to continuing activities.

The notes on pages 8 to 13 form part of these financial statements.

ANDREW WINDSOR ALMSHOUSES

BALANCE SHEET

31 MARCH 2022

	Note	2022 £	2021 £
FIXED ASSETS			
Tangible assets	9	298,729	308,503
Investments	10	5,452	-
		<hr/>	<hr/>
		304,181	308,503
 CURRENT ASSETS			
Debtors	11	5,676	5,661
Cash at bank and in hand		90,187	49,575
		<hr/>	<hr/>
		95,863	55,236
CREDITORS: Amounts falling due within one year	12	(10,090)	(16,390)
		<hr/>	<hr/>
NET CURRENT ASSETS		85,773	38,846
TOTAL ASSETS LESS CURRENT LIABILITIES		389,954	347,349
CREDITORS: Amounts falling due after more than one year	13	(245,318)	(252,386)
		<hr/>	<hr/>
TOTAL NET ASSETS		144,636	94,963
		<hr/> <hr/>	<hr/> <hr/>
 FUNDS			
Unrestricted income funds	14	144,636	94,963
		<hr/>	<hr/>
TOTAL FUNDS		144,636	94,963
		<hr/> <hr/>	<hr/> <hr/>

These financial statements were approved, and authorised for issue on the and are signed on their behalf by:



.....
Ms L Sutherland
Chair

The notes on pages 8 to 13 form part of these financial statements.

ANDREW WINDSOR ALMSHOUSES
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2022

1. ACCOUNTING POLICIES

Basis of accounting

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts. The financial statements have been prepared in accordance with the second edition of the Charities Statement of Recommended Practice issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

Andrew Windsor Almshouses was registered as a Charitable Incorporated Organisation on 1 February 2019 and the assets were transferred from the unincorporated charity on the same date, therefore due to the long first period, the comparative information will not be entirely comparable.

The financial statements are presented in sterling which is the functional currency of the charitable company and rounded to the nearest £.

Andrew Windsor Almshouses constitutes a public benefit entity as defined by FRS 102.

Going concern

The Trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

Fund accounting

Unrestricted funds are those funds which are available for the use at the discretion of the trustees in furtherance of the general objects of the Charity and which have not been designated for the other purposes.

Designated funds comprise unrestricted funds that have been set aside by the trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Incoming resources

All incoming resources are included in the statement of Financial Activities when the Charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Donations are recognised on a receivable basis when receipt is probable and the amount can be reliably measured

Charitable activities income represents maintenance contributions received from residents.

Resources expended

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All expenditure is accounted for on an accruals basis. Governance costs include the costs of servicing the Trustees' meetings and strategic planning.

The charity has established a regular programme of cyclical repairs and maintenance. Costs are charged to the Cyclical Maintenance Fund, or the Statement of Financial Activities in the year in which they are incurred, according to the discretion of the Trustees.

The cost of Extraordinary repairs is charged to the Extraordinary Repairs Fund or the Statement of Financial Activities in the year in which they are incurred, according to the discretion of the Trustees.

ANDREW WINDSOR ALMSHOUSES
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2022

1. ACCOUNTING POLICIES (continued)

Tangible fixed assets

The housing properties are valued at cost. Freehold land and buildings are not depreciated, as the properties are maintained in a state of repair such that their estimated residual value is not less than their costs. Improvements to the properties are depreciated over the lifetime of the loan, which in this case is 25 years.

Fixed asset investments

Investments are initially recognised at their transaction value and subsequently measured at their market value as at the balance sheet date using the closing quoted market price. The statement of financial activities includes the net gains and losses arising on revaluation and disposals throughout the year.

2. INCOME FROM DONATIONS

	Total Funds 2022	Total Funds 2021
	£	£
Donations	1,000	11,350
	<u> </u>	<u> </u>

3. INCOME FROM CHARITABLE ACTIVITIES

	Total Funds 2022	Total Funds 2021
	£	£
Maintenance contributions from residents	86,311	78,083
	<u> </u>	<u> </u>

4. EXPENDITURE ON CHARITABLE ACTIVITIES

	Total Funds 2022	Total Funds 2021
	£	£
Heating and lighting	2,804	7,032
Property maintenance	4,162	15,636
Cyclical maintenance	936	42,931
Legal and professional fees	-	3,240
Insurance	1,466	1,425
Rates and water charges	1,449	1,486
Honorarium to Clerk to the Trustees	6,207	9,460
Miscellaneous expenses	156	290
Website costs	209	1,102
Subscriptions and licences	38	22
Depreciation	9,773	9,773
Governance costs (see note 5)	2,000	2,000
	<u> </u>	<u> </u>
	29,200	94,397
	<u> </u>	<u> </u>

ANDREW WINDSOR ALMSHOUSES
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2022

5. ANALYSIS OF GOVERNANCE COSTS

	Total Funds 2022	Total Funds 2021
	£	£
Independent examiner's fees	2,000	2,000
	<u><u>2,000</u></u>	<u><u>2,000</u></u>

6. OTHER EXPENDITURE

	Total Funds 2022	Total Funds 2021
	£	£
Interest on loans	8,796	8,577
Bank charges	94	150
	<u><u>8,890</u></u>	<u><u>8,727</u></u>

7. TRUSTEES' REMUNERATION AND EXPENSES

During the year, no member of the Board of Trustees received any remuneration for their services or were reimbursed for any expenses (2021 – nil).

8. RELATED PARTY TRANSACTIONS

There were no related party transactions during the reporting period.

9. TANGIBLE FIXED ASSETS

	Land and buildings £
COST	
As at 1 April 2021	322,348
Additions	-
At 31 March 2022	<u><u>322,348</u></u>
DEPRECIATION	
As at 1 April 2021	13,845
Charge for the year	9,773
At 31 March 2022	<u><u>23,618</u></u>
NET BOOK VALUE	
At 31 March 2022	<u><u>298,729</u></u>
At 31 March 2021	<u><u>308,503</u></u>

ANDREW WINDSOR ALMSHOUSES
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2022

10. FIXED ASSET INVESTMENTS

Listed investments	2022
	£
Market Value at 1 April	-
Acquisitions at cost	5,000
Unrealised gains/(losses)	452
	5,452
Market Value at 31 March	5,452
Historical cost at 31 March	5,452

11. DEBTORS

	2022	2021
	£	£
Weekly maintenance contribution	69	69
Prepayments and accrued income	635	620
Other debtors	4,972	4,972
	5,676	5,661
	5,676	5,661

12. CREDITORS: Amounts falling due within one year

	2022	2021
	£	£
Bank loans	7,100	7,352
Accruals and deferred income	2,990	8,090
Other creditors	-	948
	10,090	16,390
	10,090	16,390

The loan is secured against the freehold property held by the charity.

13. CREDITORS: Amounts falling due after more than one year

	2022	2021
	£	£
Bank loans:		
Due between 2 and 5 years	31,262	28,032
Due after 5 years	214,056	224,354
	245,318	252,386
	245,318	252,386

The loan is secured against the freehold property held by the charity.

ANDREW WINDSOR ALMSHOUSES
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2022

14. ANALYSIS OF CHARITABLE FUNDS

ANALYSIS OF MOVEMENTS IN UNRESTRICTED FUNDS

	Balance at 1 Apr 2021 £	Incoming resources £	Outgoing resources £	Transfers £	Balance at 31 Mar 2022 £
Buildings reserve	308,503	-	(9,773)	-	298,730
Cyclical maintenance fund	27,443	-	-	8,980	36,423
Extraordinary repair fund	(372,361)	-	-	5,490	(366,871)
Revenue reserve	131,378	87,763	(28,317)	(14,470)	176,354
	<u>94,963</u>	<u>87,763</u>	<u>(38,090)</u>	<u>-</u>	<u>144,636</u>

ANALYSIS OF MOVEMENTS IN UNRESTRICTED FUNDS – Previous period

	Balance at 1 Apr 2020 £	Incoming resources £	Outgoing resources £	Transfers £	Balance at 31 Mar 2021 £
Buildings reserve	318,276	-	(9,773)	-	308,503
Cyclical maintenance fund	18,903	-	-	8,540	27,443
Extraordinary repair fund	(377,581)	-	-	5,220	(372,361)
Revenue reserve	149,056	89,433	(93,351)	(13,760)	131,378
	<u>108,654</u>	<u>89,433</u>	<u>(103,124)</u>	<u>-</u>	<u>94,963</u>

Buildings reserve represents the land and property the charity owns, administers and maintains. The funds represented by this reserve are not available for spending in the charity's day-to-day affairs.

Cyclical maintenance fund has been designated by the Trustees for a particular purpose. The Trustees may also reverse these designations at a future date. Owing to the need to build up this fund due to the age of some of the almshouses, transfers to this fund are at levels above those recommended by the Almshouse Association. Expenditure is taken to the Statement of Financial Activities and no related transfer is made.

Extraordinary repairs fund has been designated by the Trustees for a particular purpose. The Trustees may also reverse these designations at a future date. Expenditure cannot be set directly against reserves but is taken through the Statement of Financial Activities. This reserve represents amounts set aside for major repairs and maintenance work to the properties and is supplemented by transfers from the Revenue Reserve according to the formula recommended by the Almshouses Association.

The Revenue reserve is available to be spent for any purpose of the charity.

ANDREW WINDSOR ALMSHOUSES
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2022

15. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Designated Funds	General Funds £	Total £
Tangible fixed assets	298,729	-	298,729
Investments	5,452	-	5,452
Cash at bank and in hand	-	90,187	90,187
Current assets	-	5,676	5,676
Current liabilities	-	(10,090)	(10,090)
Non-current liabilities	-	(245,318)	(245,318)
	<u>304,181</u>	<u>(159,545)</u>	<u>144,636</u>

ANALYSIS OF NET ASSETS BETWEEN FUNDS – Previous period

	Designated Funds	General Funds £	Total £
Tangible fixed assets	308,503	-	308,503
Cash at bank and in hand	-	49,575	49,575
Current assets	-	5,661	5,661
Current liabilities	-	(16,390)	(16,390)
Non-current liabilities	-	(252,386)	(252,386)
	<u>308,503</u>	<u>(213,540)</u>	<u>94,963</u>

ANDREW WINDSOR ALMSHOUSES

England & Wales - Charity number 1181841

Accounts

ANDREW WINDSOR ALMSHOUSES
ANNUAL REPORT AND UNAUDITED ACCOUNTS
FOR THE YEAR ENDED
31 MARCH 2021

Charity Number 1181841

tc accounts · tax · legal · financial planning

The Granary
Hones Yard
1 Waverley Lane
Farnham
Surrey
GU9 8BB

ANDREW WINDSOR ALMSHOUSES

FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2021

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Balance sheet	8
Notes to the financial statements	9 to 14

ANDREW WINDSOR ALMSHOUSES

TRUSTEES ANNUAL REPORT

YEAR ENDED 31 MARCH 2021

The trustees present their annual report and the financial statements of the charitable incorporated organisation (CIO) for the year ended 31 March 2021. The financial statements comply with the charity's trust deed, the Charities Act 2011, and the Charities Statement of Recommended Practice issued in October 2019 and Financial Reporting Standard FRS102.

The trustees confirm that they have complied with the duty in s17 of the Charities Act 2011 to have due regard to the public benefit guidance published by the Charity Commission, when reviewing the Charity's aims and objectives and in planning future activities.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered charity name	Andrew Windsor Almshouses
Charity registration number	1181841
CIO registration number	CE016379
Principal office	5 Bridgefield Farnham Surrey GU9 8AN

THE TRUSTEES

The trustees who served the charity during the period and since the period-end were as follows:

	Ms L Sutherland (Chairman) Mr M C McAleenan (resigned 31 January 2021) Mr R G Verner-Jeffreys (resigned 30 April 2020) Colonel C P H Knaggs Mrs C Seely Mrs J J Thorpe (resigned 17 December 2020) Mrs A Verner-Jeffreys (resigned 30 April 2020) Ms J Barratt
Clerk to the Trustees	Ms J Durrant
Principal bankers	Lloyds Bank plc Lewisham Branch London
Independent examiner	Mr S. P. F. Howell FCCA TC Group The Granary Hones Yard 1 Waverley Lane Farnham Surrey GU9 8BB

ANDREW WINDSOR ALMSHOUSES

TRUSTEES ANNUAL REPORT

YEAR ENDED 31 MARCH 2021

Property managers

Greenwood and Co
The Wool House
Bear Lane
Farnham
Surrey
GU9 7LG

OBJECTIVES AND ACTIVITIES

The object of the Charitable Incorporated Organisation (CIO), formed on 1 February 2019, is to provide housing for retired, elderly people of good character and in straightened circumstances. Applicants are required to be capable of independent living. The assets of the old unincorporated charity were transferred to the CIO on incorporation.

The charity owns, administers and maintains the property and grounds of numbers 53, 54, 55 and 56 Castle Street, Farnham, which are the original almshouses and now a Grade II* Listed building of local and historic interest (widely known as "Andrew Windsor Almshouses").

The charity also owns, administers and maintains the property and grounds of numbers 2, 4, 6, 8, 10 and 12 Park Row, Farnham, which were constructed in the 1980's and are situated to the rear of the Castle Street properties. All of the properties share a communal garden.

The properties held by the charity are for the use of the appointed residents. When vacancies occur, the trustees appoint applicants in accordance with the charitable objectives. In cases of equal eligibility, priority is given to applicants who have family ties within the Farnham area and who have contributed in a positive way to the community.

All residents benefit from lower accommodation costs than those payable in the private rental market. In addition, residents benefit from living within a small community of people with comparable requirements but from a variety of backgrounds and experience.

These objectives fully meet the public benefit requirement. Provision of accommodation to those in housing need is clearly beneficial. The definition in terms of location and personal circumstances are wide enough to cover a large number of people sufficient to constitute a public class.

ACHIEVEMENTS AND PERFORMANCE

In what has been an extraordinary year for the country as a whole, in particular those providing services to the elderly and vulnerable within the community, we are pleased to report that all our residents remained Covid free. The Trustees ensured residents were receiving support in terms of food shopping, medical appointments, medication, and family connections. The communal garden was regularly used throughout the summer, and much appreciated given the nationwide Covid restrictions. Trustees remained available to the residents at all times by telephone and in person whilst observing government guidelines.

The four Castle Street Grade II* Listed almshouses received an external re-decoration, front and rear, as well as the large communal blue door. The iconic colour, "Windsor Blue", was used once again for the front doors. This maintenance work marked the commencement of a cyclical maintenance programme aimed at ensuring sufficient proactive maintenance is carried out to preserve the appearance and protect the fabric of the almshouses for future generations.

Following an application made by the Charity to secure funding from Farnham Town Council by way of Community Grant, funds became available for the painting of eight shed doors. As the sheds border the courtyard garden a sage colour replaced "Windsor Blue" for a softer, less utilitarian look for the garden surroundings.

ANDREW WINDSOR ALMSHOUSES

TRUSTEES ANNUAL REPORT

YEAR ENDED 31 MARCH 2021

ACHIEVEMENTS AND PERFORMANCE *(continued)*

The Charity relocated eight refuse bins positioned in the communal entrance from Castle Street which to make passage through to and from Castle Street more accessible. A spare brick built double shed was utilised as a communal bin store (for household and recycling waste) for the use of the Castle Street residents. A new wooden bench has been provided in the entranceway, and the overall appearance has been greatly enhanced.

Out of the ten almshouses, eight had a full complement of residents. Two almshouses had short void periods which provided an opportunity to refurbish the properties. Refurbishment works included the installation of new kitchens, bathrooms, one new boiler, complete redecorations, new carpet to one unit. The Trustees consider the utilisation of void periods to be essential in the roll out of the refurbishment programme, as uninhabited properties provide a unique opportunity to refurbish without the need to uproot or disturb residents.

54 Castle Street had a void period of one and a half months as the resident moved to a care home following a lengthy stay in hospital. Five weeks of this period were given to a refurbishment including a new kitchen, bathroom, new boiler and re-decoration.

All almshouses have current EPC, EICR and Landlord Gas Safety certificates.

No. 8 Park Row also had a void period of one and a half months. The resident had a lengthy stay in hospital and, sadly passed away surrounded by her family. A refurbishment was undertaken including a new kitchen, adaptations to the bathroom, new toilet and wash hand basin in the cloakroom, new carpets throughout and redecoration.

A six-month snagging check was carried out in November 2020 following the completion of the Castle Street roof replacement project by Owlsworth LIP. Owlsworth were very cooperative and attended to minor issues such as a small beam settlement in 56 Castle Street, improved various (minor) lead work issues, mastic around a leaking roof light and replacing a slipped roof tile.

The trustees are pleased to confirm that all financial commitments in relating to the funding of the roof project continue to be met.

With information and guidance from the Almshouse Association, the Trustees acknowledged the need to implement a significant rent increase, for the maintenance of the ten almshouses. Weekly Maintenance Contribution (WMC) are now a standard rate for nine residents. There is one almshouse which is slightly larger and pays correspondingly a slightly higher Weekly Maintenance Contribution. We are happy to report there are no significant outstanding rent arrears from any of the residents.

Given the increase in the Weekly Maintenance Contributions the Trustees agreed that the Charity should now provide and maintain all white goods when replacement is required. Previously this was the responsibility of the resident. The Trustees felt it prudent to have new electrical appliances fitted from a safety aspect in the event a well meaning, but potentially flawed, appliance was either donated to a resident by a well-meaning friend or family member, or purchased second hand by a resident.

A three year contract was entered into British Gas from September 2020 to 2023, in order to bring a level of certainty regarding utility pricing.

A successful application was made once again to Farnham Town Council for a Community Grant. The grant will be used for a bespoke, wooden rose arch in readiness for the Platinum Jubilee celebrations in 2022. The rose arch will be planted with David Austin climbing roses, "The Generous Gardener".

Lorna Sutherland replaced Michael McAleenan as Chairman in May 2020.

ANDREW WINDSOR ALMSHOUSES

TRUSTEES ANNUAL REPORT

YEAR ENDED 31 MARCH 2021

FINANCIAL REVIEW

At the end of the period, the charity's reserves show a balance of £94,963 (2020 - £108,654). The reduction in funds is due to the lower level of income brought about by the ongoing Covid-19 pandemic. The free reserves available to the charity totals £49,575 (2020 - £53,857). The Trustees want to maintain a level of reserves sufficient enough to cover the loan repayments and to provide some new investments to support any further repairs.

PLANS FOR FUTURE PERIODS

Looking to the future, the Charity is increasing funds to both our Cyclical Maintenance Fund and Extraordinary Maintenance Fund, now that the roof restoration project has successfully been completed. Routine maintenance is ongoing and is reviewed quarterly at Trustee Meetings.

For the forthcoming year, the Trustees have the following plans under consideration:

- Continue to monitor Covid in relation to the resident's welfare and well-being.
- Apply to Farnham Town Council for a grant for a garden project.
- Commission a report on the condition of the roof for the six Park row almshouses.
- Obtain quotations for double-glazing, new rear doors, soffits and fascias to the rear of the six park Row almshouses.
- Continue with rigorous regular maintenance.
- Consider a celebration of the Platinum Jubilee for the residents.
- Consider a fund-raising event, such as the Farnham Christmas Fair.
- Commission postcards, with envelopes, printed of various images of the almshouses.
- Raise the profile of the Charity within Farnham and the surrounding areas.

GOING CONCERN

After making appropriate enquiries, the trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. For this reason they continue to adopt the going concern basis in preparing the financial statements. Further details regarding the adoption of the going concern basis can be found in the Accounting Policies.

STRUCTURE, GOVERNANCE AND MANAGEMENT

GOVERNING DOCUMENT

Andrew Windsor Almshouses is a charitable incorporated organisation governed by its registration with the Charity Commission on 1 February 2019.

RECRUITMENT AND APPOINTMENT OF TRUSTEES

New trustees are appointed by the trustees from local people with appropriate skills.

ORGANISATIONAL STRUCTURE

The charity is controlled by the Trustees. Trustees during the period are detailed on page 1.

The trustees have appointed a clerk to administer the charity and its properties. The clerk reports to the trustees at, at least, quarterly meetings, with frequent e-mail and telephone contact between meetings as necessary.

RISK MANAGEMENT

The Trustees have a risk register for their review and comments. The major risks to which the charity is exposed, as identified by the Trustees, have been reviewed and systems have been established to manage those risks.

INDEPENDENT EXAMINER

Simon Howell, FCCA, of TC Group. has been re-appointed as independent examiner for the ensuing year.

ANDREW WINDSOR ALMSHOUSES

TRUSTEES ANNUAL REPORT

YEAR ENDED 31 MARCH 2021

TRUSTEES' RESPONSIBILITIES STATEMENT

The trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period.

In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP 2019 (FRS 102);
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charities (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report was approved by the trustees on 21/01/22 and signed on its behalf.



.....
Ms L Sutherland (Chair)

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF

ANDREW WINDSOR ALMSHOUSES

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 March 2021 which are set out on pages 9 to 14.

Responsibilities and basis of report

As the charity trustees you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

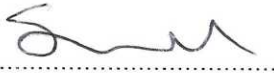
I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



Simon P. F. Howell FCCA
The Granary
Hones Yard
1 Waverley Lane
Farnham
Surrey
GU9 8BB

Dated: 24/01/2022

ANDREW WINDSOR ALMSHOUSES
STATEMENT OF FINANCIAL ACTIVITIES
YEAR ENDED 31 MARCH 2021

	Note	Total Unrestricted Funds 2021 £	Total Unrestricted Funds 2020 £
Income and endowments from:			
Donations	2	11,350	48,615
Charitable activities	3	78,083	68,545
Total		89,433	117,160
Expenditure on:			
Charitable activities	4	(94,397)	(344,582)
Other expenditure	6	(8,727)	(9,437)
Total		(103,124)	(354,019)
Net income/(expenditure)		(13,691)	(236,859)
Net movement in funds		(13,691)	(236,859)
RECONCILIATION OF FUNDS:			
Total funds brought forward			
13		108,654	345,513
Total funds carried forward		94,963	108,654

The Statement of Financial Activities includes all gains and losses in the year and therefore a statement of total recognised gains and losses has not been prepared.

All of the above amounts relate to continuing activities.

The notes on pages 9 to 14 form part of these financial statements.

ANDREW WINDSOR ALMSHOUSES

BALANCE SHEET

31 MARCH 2021

	Note	2021 £	2020 £
FIXED ASSETS			
Tangible assets	9	308,503	318,276
CURRENT ASSETS			
Debtors	10	5,661	5,644
Cash at bank and in hand		49,575	53,857
		<u>55,236</u>	<u>59,501</u>
CREDITORS: Amounts falling due within one year	11	(16,390)	(29,386)
		<u>38,846</u>	<u>30,115</u>
NET CURRENT ASSETS			
		38,846	30,115
TOTAL ASSETS LESS CURRENT LIABILITIES			
		347,349	348,391
CREDITORS: Amounts falling due after more than one year	12	(252,386)	(239,737)
		<u>94,963</u>	<u>108,654</u>
TOTAL NET ASSETS			
		<u>94,963</u>	<u>108,654</u>
FUNDS			
Unrestricted income funds	13	94,963	108,654
		<u>94,963</u>	<u>108,654</u>
TOTAL FUNDS			
		<u>94,963</u>	<u>108,654</u>

These financial statements were approved, and authorised for issue on the 24/01/22 and are signed on their behalf by:



.....
Ms L Sutherland
Chair

The notes on pages 9 to 14 form part of these financial statements.

ANDREW WINDSOR ALMSHOUSES
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2021

1. ACCOUNTING POLICIES

Basis of accounting

The financial statements have been prepared under the historical cost convention with items recognised at cost or transaction value unless otherwise stated in the relevant note(s) to these accounts. The financial statements have been prepared in accordance with the second edition of the Charities Statement of Recommended Practice issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

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The financial statements are presented in sterling which is the functional currency of the charitable company and rounded to the nearest £.

Andrew Windsor Almshouses constitutes a public benefit entity as defined by FRS 102.

Going concern

The Trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

Fund accounting

Unrestricted funds are those funds which are available for the use at the discretion of the trustees in furtherance of the general objects of the Charity and which have not been designated for the other purposes.

Designated funds comprise unrestricted funds that have been set aside by the trustees for particular purposes. The aim and use of each designated fund is set out in the notes to the financial statements.

Incoming resources

All incoming resources are included in the statement of Financial Activities when the Charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Donations are recognised on a receivable basis when receipt is probable and the amount can be reliably measured

Charitable activities income represents maintenance contributions received from residents.

Resources expended

All expenditure is recognised once there is a legal or constructive obligation to that expenditure, it is probable settlement is required and the amount can be measured reliably. All expenditure is accounted for on an accruals basis. Governance costs include the costs of servicing the Trustees' meetings and strategic planning.

The charity has established a regular programme of cyclical repairs and maintenance. Costs are charged to the Cyclical Maintenance Fund, or the Statement of Financial Activities in the year in which they are incurred, according to the discretion of the Trustees.

The cost of Extraordinary repairs is charged to the Extraordinary Repairs Fund or the Statement of Financial Activities in the year in which they are incurred, according to the discretion of the Trustees.

ANDREW WINDSOR ALMSHOUSES
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2021

1. ACCOUNTING POLICIES (continued)

Tangible fixed assets

The housing properties are valued at cost. Freehold land and buildings are not depreciated, as the properties are maintained in a state of repair such that their estimated residual value is not less than their costs. Improvements to the properties are depreciated over the lifetime of the loan, which in this case is 25 years.

2. INCOME FROM DONATIONS

	Total Funds 2021	Total Funds 2020
	£	£
Donations	11,350	48,615
	<u> </u>	<u> </u>

3. INCOME FROM CHARITABLE ACTIVITIES

	Total Funds 2021	Total Funds 2020
	£	£
Maintenance contributions from residents	78,083	68,545
	<u> </u>	<u> </u>

4. EXPENDITURE ON CHARITABLE ACTIVITIES

	Total Funds 2021	Total Funds 2020
	£	£
Heating and lighting	7,032	4,858
Property maintenance	15,636	7,473
Extraordinary repairs	-	290,190
Cyclical maintenance	42,931	6,880
Legal and professional fees	3,240	14,134
Insurance	1,425	2,063
Rates and water charges	1,486	1,803
Honorarium to Clerk to the Trustees	9,460	9,871
Miscellaneous expenses	290	1,181
Website costs	1,102	-
Subscriptions and licences	22	57
Depreciation	9,773	4,072
Governance costs (see note 5)	2,000	2,000
	<u> </u>	<u> </u>
	94,397	344,582
	<u> </u>	<u> </u>

5. ANALYSIS OF GOVERNANCE COSTS

	Total Funds 2021	Total Funds 2021
	£	£
Independent examiner's fees	2,000	2,000
	<u> </u>	<u> </u>

ANDREW WINDSOR ALMSHOUSES
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2021

6. OTHER EXPENDITURE

	Total Funds	Total Funds
	2021	2020
	£	£
Interest on loans	8,577	4,656
Bank charges	150	4,781
	<hr style="border-top: 1px solid black;"/>	<hr style="border-top: 1px solid black;"/>
	8,727	9,437
	<hr style="border-top: 3px double black;"/>	<hr style="border-top: 3px double black;"/>

7. TRUSTEES' REMUNERATION AND EXPENSES

During the year, no member of the Board of Trustees received any remuneration for their services or were reimbursed for any expenses (2020 – nil).

8. RELATED PARTY TRANSACTIONS

During the year, no trustees (2020 – three) loaned a total of £nil (2020 - £33,058) to the charity in respect of payments to the contractor. These amounts were repaid in full before the end of the period.

During the year, no trustees (2020 – two) donated a total of £nil (2020 - £5,500) to the charity without conditions.

9. TANGIBLE FIXED ASSETS

	Land and buildings
	£
COST	
As at 1 April 2020	322,348
Additions	-
At 31 March 2021	<hr style="border-top: 1px solid black;"/> 322,348
DEPRECIATION	
As at 1 April 2020	4,072
Charge for the year	9,773
At 31 March 2021	<hr style="border-top: 1px solid black;"/> 13,845
NET BOOK VALUE	
At 31 March 2021	<hr style="border-top: 3px double black;"/> 308,503
At 31 March 2020	<hr style="border-top: 3px double black;"/> 318,276

ANDREW WINDSOR ALMSHOUSES
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2021

10. DEBTORS

	2021	2020
	£	£
Weekly maintenance contribution	69	69
Prepayments and accrued income	620	603
Other debtors	4,972	4,972
	5,661	5,644
	5,661	5,644

11. CREDITORS: Amounts falling due within one year

	2021	2020
	£	£
Bank loans	7,352	7,008
Accruals and deferred income	8,090	8,365
Other creditors	948	14,013
	16,390	29,386
	16,390	29,386

The loan is secured against the freehold property held by the charity.

12. CREDITORS: Amounts falling due after more than one year

	2021	2020
	£	£
Bank loans:		
Due between 2 and 5 years	28,032	28,032
Due after 5 years	224,353	211,705
	252,386	239,737
	252,386	239,737

The loan is secured against the freehold property held by the charity.

ANDREW WINDSOR ALMSHOUSES
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2021

13. ANALYSIS OF CHARITABLE FUNDS

ANALYSIS OF MOVEMENTS IN UNRESTRICTED FUNDS

	Balance at 1 Apr 2020 £	Incoming resources £	Outgoing resources £	Transfers £	Balance at 31 Mar 2021 £
Buildings reserve	318,276	-	(9,773)	-	308,503
Cyclical maintenance fund	18,903	-	-	8,540	27,443
Extraordinary repair fund	(377,581)	-	-	5,220	(372,361)
Revenue reserve	149,056	89,433	(93,351)	(13,760)	131,378
	<u>108,654</u>	<u>89,433</u>	<u>(103,124)</u>	<u>-</u>	<u>94,963</u>

ANALYSIS OF MOVEMENTS IN UNRESTRICTED FUNDS – Previous period

	Transfer in from unincorporated charity 1 Feb 2019 £	Incoming resources £	Outgoing resources £	Transfers £	Balance at 31 Mar 2020 £
Buildings reserve	78,017	-	(4,072)	244,331	318,276
Cyclical maintenance fund	25,783	-	(6,880)	-	18,903
Extraordinary repair fund	156,940	-	(290,190)	(244,331)	(377,581)
Revenue reserve	84,773	117,160	(52,877)	-	149,056
	<u>345,513</u>	<u>117,160</u>	<u>(354,019)</u>	<u>-</u>	<u>108,654</u>

Buildings reserve represents the land and property the charity owns, administers and maintains. The funds represented by this reserve are not available for spending in the charity's day-to-day affairs.

Cyclical maintenance fund has been designated by the Trustees for a particular purpose. The Trustees may also reverse these designations at a future date. Owing to the need to build up this fund due to the age of some of the almshouses, transfers to this fund are at levels above those recommended by the Almshouse Association. Expenditure is taken to the Statement of Financial Activities and no related transfer is made.

Extraordinary repairs fund has been designated by the Trustees for a particular purpose. The Trustees may also reverse these designations at a future date. Expenditure cannot be set directly against reserves but is taken through the Statement of Financial Activities. This reserve represents amounts set aside for major repairs and maintenance work to the properties and is supplemented by transfers from the Revenue Reserve according to the formula recommended by the Almshouses Association.

The Revenue reserve is available to be spent for any purpose of the charity.

ANDREW WINDSOR ALMSHOUSES
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED 31 MARCH 2021

14. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	Designated Funds	General Funds £	Total £
Tangible fixed assets	308,503	-	308,503
Cash at bank and in hand	-	49,575	49,575
Current assets	-	5,661	5,661
Current liabilities	-	(16,390)	(16,390)
Non-current liabilities	-	(252,386)	(252,386)
	<u>308,503</u>	<u>(213,540)</u>	<u>94,963</u>

ANALYSIS OF NET ASSETS BETWEEN FUNDS – Previous period

	Designated Funds	General Funds £	Total £
Tangible fixed assets	318,276	-	318,276
Cash at bank and in hand	-	53,857	53,857
Current assets	-	5,644	5,644
Current liabilities	-	(29,386)	(29,386)
Non-current liabilities	-	(239,737)	(239,737)
	<u>318,276</u>	<u>(209,622)</u>	<u>108,654</u>