

# BEAUCHAMP COMMUNITY AT NEWLAND

England & Wales · Charity number 1190606

## Details

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**Status** Registered

**Legal form** CIO

**Registered** 2020-07-28

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

## Contact

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**Address** The Beauchamp Community  
Newland  
Malvern  
WR13 5AX

**Phone** 01684562100

**Email** [warden@beauchampstleonard.org](mailto:warden@beauchampstleonard.org)

**Website** [www.beauchampstleonard.org](http://www.beauchampstleonard.org)

## Activities

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**Objects:** A. THE PREVENTION OR RELIEF OF POVERTY BY THE PROVISION OF SOCIAL HOUSING IN THE FORM OF ALMSHOUSE ACCOMMODATION WITH EXTRA CARE FACILITIES FOR POOR MEMBERS OF THE CHURCH OF ENGLAND OR CHURCHES IN COMMUNION THEREWITH WHO HAVE NEED OF SUCH ACCOMMODATION WITH A PREFERENCE FOR PERSONS SO QUALIFIED WHO ARE RETIRED CLERGY;B. TO HOUSE THE LIBRARY OF THE REVEREND GEORGE COSBY WHITE; ANDC. SUCH CHARITABLE PURPOSES FOR THE BENEFIT OF RESIDENTS OF THE ALMSHOUSES AS THE TRUSTEES FROM TIME TO TIME DECIDE.

**Activities:** Provision of Almshouse Accommodation for the Christian poor of the parish's of Newland and surround, retired clergy and churches in communion there with.

## Classification

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- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** The Prevention Or Relief Of Poverty, Accommodation/housing, Religious Activities
- **Who:** Elderly/old People

## Geography

- Worcestershire

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£327,639	£340,423	-	-
2023-12-31	£0	£0	-	-
2022-12-31	£0	£0	-	-
2021-12-31	£0	£0	-	-

## Trustees

Name	Role	Appointed
Alan MacKinnon		2025-11-03
Barnaby Bamford		2024-04-22
Louise Webb		2021-06-30
Lucy Chenevix-Trench		2012-11-06
Sir Nicholas Lechmere		2007-10-15
Veronica Russell		2017-10-09

**BEAUCHAMP COMMUNITY AT NEWLAND**

England & Wales - Charity number 1190606

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# Accounts

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**Trustees' Report and Financial Statements  
for the Year Ended  
31st December 2024**

**for**

**Beauchamp Community at Newland**

**Registered charity number: 1190606**

## Beauchamp Community at Newland

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**Beauchamp Community at Newland  
Trustees Annual Report for the year ended 31st December 2024**

The trustees present their report with the financial statements of the charity for the year ended 31st December 2024.

The financial statements comply with the Charities Act 2011, the Memorandum and Articles of Association, and Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

The charity is set up as a charitable incorporated organisation and was registered with the Charity Commissioners under registration number 1190606 in July 2020, to replace the previous unincorporated association of the same name (no. 1015794) which was established in the Scheme dated 14 December 1979 as amended by the Scheme dated 27 October 1992.

The activity of pre-existing charity known as Beauchamp Community at Newland (charity number 1015794) was transferred to the CIO in April 2024 and the Charity Commission closed the charity number 1015794. As such, the comparatives for 2023 are that reported in the old charity.

**REFERENCE AND ADMINISTRATIVE DETAILS**

**Principle Address**

Newland  
Malvern  
Worcestershire  
WR13 5AX

**Charity Number**

1190606

**Trustees**

Mr P Hughes	Resigned April 2024
Mrs V Russell	
Sir N Lechmere Bt	
Mrs L M Chenevix-Trench	Appointed Chair April 2024
Mr N Ward	Resigned April 2024
Mr N Horner	
Mrs L Webb	
Mr B Bamford	Appointed April 2024

**Company Number**

CE022682

**Independent Examiner**

Elizabeth Needham ACA CTA (VAT)  
Institute of Chartered Accountants, England  
and Wales  
Kendall Wadley LLP  
Granta Lodge  
71 Graham Road  
Malvern, WR14 2JS

**Bankers**

Lloyds Bank plc  
Belle Vue Terrace  
Malvern, WR14 4QG

**Accountants**

KellyATC Ltd  
20 Blackmore Road  
Malvern WR14 1QT

**Solicitors**

Russell & Co  
Holland House  
Church Street  
Malvern, WR14 2AH

**Investment Advisers**

Quilter Cheviot Investment Management  
Senator House  
85 Queen Victoria Street  
London, EC4V 4AB

**Beauchamp Community at Newland  
Trustees Annual Report for the year ended 31st December 2024**

**OBJECTIVES AND ACTIVITIES**

The Scheme states that the Almshouse dwellings specified in the Schedule and the property occupied therewith shall be appropriated and used for the residence Almspeople (hereafter referred to as residents) in conformity with the provisions of the Scheme. The original Quadrangle of Almshouses was opened in 1864 following a bequest of land and £60,000 by the 3rd Earl Beauchamp and his late wife, Charlotte, Countess Beauchamp.

The Scheme also states that the residents shall be poor members of the Church of England or Churches in communion therewith, provided that so far as practicable not less than an eighth nor more than a quarter of the residents shall be retired clergymen.

Vacancies are advertised and prospective residents are interviewed by the Chaplain and the Warden.

Forty-five (2023 - 45) of the units housed fifty-one residents (2023 - 54) during the year, including a Warden and a Chaplain living onsite.

**ACHIEVEMENT AND PERFORMANCE**

**Charitable Activities**

Charitable activities of charity number 1015794 transferred to 1190606 on 1st April 2024.

For the year there were overall net outgoing resources before gains on investments of Unrestricted Funds of £11,010, and Endowment Funds of £1,774 due to the trustees continuing with their policy of enhancement of the site and modernisation and refurbishment of the flats as they become vacant. The total sum expended on the almshouses refurbishment in 2024 was £129,721 (2023 £138,036).

Following the review of the Conditional Report work continues on the most important problems identified, money having been put aside for these purposes. This is in addition to the many day to day problems which arise, and which need dealing with urgently for the convenience and comfort of the residents. The trustees are very lucky to be able to call on the services of a number of skilled tradesmen to facilitate these works but there is no doubt that more could be done, but when considering this, one has to take into account not only the availability of funding and work force but also disturbance to the residents and balancing income with expenditure.

**Public Benefit**

The Trustees have regard to the Charity Commission's guidance on Public Benefit at their meetings and in planning their activities.

They maintain the buildings and grounds of the Beauchamp Community to the benefit of the residents and the members of the public who visit the Chapel and the grounds for whatever reason. Services in the Church and Chapel are held regularly and are open to all residents. The Trustees host a number of social events and as part of their commitment to fundraising, the residents host a number of charitable events and conduct tours for groups interested in the history of the Community and the Church. Many of the functions include senior citizens from the adjoining Pyndar Court. The Church, Library and Boardroom are also used regularly for Parish Council meetings, Local & National elections and by small groups, choirs and societies. A small charge is made for the use of the premises.

The Trustees also have responsibility for the Cosby White Library of ecclesiastical books which are housed within the Beauchamp Community.

The Trustees appointed a new Chaplain during the year to take responsibility for the spiritual and pastoral care of the residents and non-resident congregation.

**Beauchamp Community at Newland  
Trustees Annual Report for the year ended 31st December 2024**

**POLICIES**

The Warden and Chair continue to work closely on the risk assessment and policies to ensure they are relevant and effective.

The trustees continue to review and update their policies, procedures and administration processes.

A new Risk Assessment has been put in place to be approved by the Trustees at the Spring Board meeting in April 2025.

**FINANCIAL REVIEW**

**Investment policy and objectives**

The trustees have the power to invest in such stock, shares, investments and property in the United Kingdom as they see fit. The trustees engage Quilter Cheviot Ltd as investment managers. The policy is to adopt a medium risk strategy based on reasonable return of income and potential capital growth.

**Reserves policy**

The trustees consider the Funds provide financial stability and enable the trustees to continue the programme of modernising and maintaining the Charity's property.

The Unrestricted Funds at the Balance Sheet date show the General Funds of £57,876 (2023 £70,582) and the Property Reserve Funds of £1,589,853 (2023 £1,512,041) which are considered adequate to fulfil their continuing obligations for the ensuing year.

**FUTURE PLANS**

The Trustees have authorised the replacement of the heating system and boilers, the large cost of which has made it necessary to draw capital from the Special Repairs Fund. Quilters have taken all of the funds from the CCLA Fund to release the necessary funds to pay for the new heating and boilers. The remaining funds have been invested in a CAIF Fund.

A review of the Contributions is currently underway and of the Warden's title, which has been prohibitive when dealing with partnership agencies and a misunderstanding of what service the Charity provides to its residents.

A review of staffing levels and responsibilities will be conducted in 2026.

A quinquennial report is due to take place in 2025.

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Recruitment and appointment of new trustees**

The recruitment and appointment of new Trustees is undertaken by the current Trustees and formally approved at a meeting of the Trustees.

**Beauchamp Community at Newland  
Trustees Annual Report for the year ended 31st December 2024**

**STRUCTURE, GOVERNANCE AND MANAGEMENT - cont**

**Constitution**

The charity is set up as a charitable incorporated organisation and is registered with the Charity Commissioners under registration number 1190606.

The CIO was registered with the Charity Commission on 28 July 2020 replacing the previous unincorporated association of the same name (no. 1015794) which was registered in 1992.

The CIO is governed by its constitution dated 16th July 2020 and it is managed by a Board of Trustees

**Statement of Trustee Responsibilities**

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).

Charity SORP 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 incoming resources and application of resources, including the receipts and payments of the charity for that year. In preparing those financial statements, the trustees are required to:

- select suitable accounting policies and apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable 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 accounting records that disclose with reasonable accuracy at any time the financial position of the charity. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**Beauchamp Community at Newland  
Trustees Annual Report for the year ended 31st December 2024**

**STRUCTURE, GOVERNANCE AND MANAGEMENT - Cont**

**Organisational structure**

The Trustees meet routinely twice yearly but are available should it be necessary for them to meet between their regular meetings. The Annual Accounts are presented at the Spring Meeting.

The Warden is Duncan Filer. He is assisted by Patsy Hughes (Deputy Warden), Peter Twisleton (Assistant Warden) and John & Angie Tinnion (Assistant Wardens).

Reverend Angie Watts is the Chaplain to the Beauchamp Community.

The Warden and Chaplain work closely together and have weekly Safeguarding and Pastoral meetings as DSO and DDSO respectively.

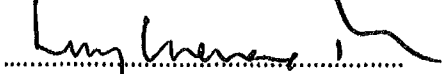
Duncan Filer continues to deal with the day-to-day financial administration along with the monthly preparation of the income/expenditure spreadsheets. Kelly Philpotts of KellyATC Ltd, acts as Accountants to the Trustees. As well as with Duncan Filer, KellyATC Ltd liaise with Quilter Cheviot, and Lucy Chenevix-Trench. KellyATC Ltd will attend normal Trustees' meetings and prepare the year end accounts for Independent Examination.

Quilter Cheviot Ltd act as stockbrokers and regularly review the portfolio of investments. All the investments are held on behalf of the Trustees, in the name of the Nominee Company of Quilter Cheviot Ltd and all dividends and stock interest are mandated to them and remitted to the Community's bankers monthly. Mr William Reid of Quilter Cheviot normally presents to the Trustees' November meeting.

St. Leonard's Church, Newland is in the custody of the Charity as the private chapel of the Beauchamp Community and is known as 'The Church' to distinguish it from the Chapel in the Cloisters.

The Chair wishes to thank all of those involved in making The Beauchamp Community a wonderful place in which to live, work and worship – the warden, chaplain, trustees, advisors, clergy, residents and contractors.

Approved by order of the board of trustees on ..... and signed on its behalf by:

  
.....  
Lucy Chenevix-Trench - Chair

## Independent Examiner's Report to the Trustees of Beauchamp Community at Newland

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31st December 2024 set out on pages 7 to 19

### Responsibilities and basis of report

As the charity's 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

Since the charity's gross income exceeded £250,000 your examiner must be a member of a body listed in Section 145 of the Act. I confirm that I am qualified to undertake the examination because I am a member of ICAEW, which is one of the listed bodies.

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.

Signed:



.....  
Elizabeth Needham ACA CTA (VAT)  
Institute of Chartered Accountants, England and Wales  
Kendall Wadley LLP  
Granta Lodge  
71 Graham Road  
Malvern, WR14 2JS

Date..... 28/1/2025 .....

**Beauchamp Community at Newland**  
**Statement of Financial Activities**  
**For the Year Ended 31st December 2024**

		Unrestricted Funds	Restricted Funds	Endowment Fund	2024 Total Funds	2023 Restated Total Funds
	Notes	£	£	£	£	£
<b>INCOME AND ENDOWMENTS FROM</b>						
Donations and Legacies	2	12,683	-	-	12,683	12,550
<b>Charitable Activities</b>						
Providing almshouse accommodation		253,149	-	-	253,149	230,884
Investment Income	3	61,670	-	-	61,670	65,766
Other Income	4	137	-	-	137	2,935
<b>Total</b>		<u>327,639</u>	<u>-</u>	<u>-</u>	<u>327,639</u>	<u>312,135</u>
<b>EXPENDITURE ON</b>						
Raising funds	5	3,148	-	1,774	4,922	11,568
<b>Charitable Activities</b>						
Providing almshouse accommodation		335,501	-	-	335,501	350,030
<b>Total</b>		<u>338,649</u>	<u>-</u>	<u>1,774</u>	<u>340,423</u>	<u>361,598</u>
Net gains / (losses) on investments		79,881	18,539	52,242	150,662	206,141
<b>NET INCOME</b>		<u>68,871</u>	<u>18,539</u>	<u>50,468</u>	<u>137,878</u>	<u>156,678</u>
Transfers between funds	13	(3,765)	-	3,765	-	-
<b>Net Movement in funds</b>		<u>65,106</u>	<u>18,539</u>	<u>54,233</u>	<u>137,878</u>	<u>156,678</u>
<b>RECONCILIATION OF FUNDS</b>						
Total funds brought fwd		1,582,623	364,436	983,982	2,931,041	2,774,363
<b>Total funds carried forward</b>		<u><u>1,647,729</u></u>	<u><u>382,975</u></u>	<u><u>1,038,215</u></u>	<u><u>3,068,919</u></u>	<u><u>2,931,041</u></u>

**CONTINUING OPERATIONS**

All income and expenditure has arisen from continuing operations

The notes form part of these financial statements

**Beauchamp Community at Newland  
Balance Sheet  
As at 31st December 2024**

	Notes	Unrestricted Funds £	Restricted Funds £	Endowment Fund £	2024 Total Funds £	2023 Restated Total Funds £
<b>FIXED ASSETS</b>						
Tangible assets	9	5	-	-	5	5
Investments	10	1,589,853	382,975	1,038,215	3,011,043	2,863,339
		<u>1,589,858</u>	<u>382,975</u>	<u>1,038,215</u>	<u>3,011,048</u>	<u>2,863,344</u>
<b>CURRENT ASSETS</b>						
Debtors	11	11,154	-	-	11,154	20,986
Cash at bank and in hand		58,217	-	-	58,217	69,856
		<u>69,371</u>	<u>-</u>	<u>-</u>	<u>69,371</u>	<u>90,842</u>
<b>CREDITORS</b>						
Amounts falling due within one year	12	(11,500)	-	-	(11,500)	(23,145)
		<u>(11,500)</u>	<u>-</u>	<u>-</u>	<u>(11,500)</u>	<u>(23,145)</u>
<b>NET CURRENT ASSETS / (LIABILITIES)</b>		<u>57,871</u>	<u>-</u>	<u>-</u>	<u>57,871</u>	<u>67,697</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>1,647,729</u>	<u>382,975</u>	<u>1,038,215</u>	<u>3,068,919</u>	<u>2,931,041</u>
<b>NET ASSETS</b>		<u>1,647,729</u>	<u>382,975</u>	<u>1,038,215</u>	<u>3,068,919</u>	<u>2,931,041</u>
<b>FUNDS</b>						
Unrestricted funds					1,647,729	1,582,623
Restricted funds					382,975	364,436
Endowment Funds					1,038,215	983,982
<b>Total Funds</b>					<u>3,068,919</u>	<u>2,931,041</u>

The financial statements were approved by the Board of Trustees on

28<sup>th</sup> April 25

and were signed on its behalf by:

  
Trustee

  
Trustee

The notes form part of these financial statements

**Beauchamp Community at Newland  
Cash flow statement  
For the Year Ended 31st December 2024**

	2024	2023
	Total Funds	Restated Total Funds
Notes	£	£
<b>Cash flows from operating activities:</b>		
Net cash (used in) operating activities	(74,493)	(111,488)
<b>Cash flows from investing activities</b>		
Dividends, interest and rents from investments	61,670	65,766
Proceeds from sale of investments	2,607,395	5,555
Purchase of investments	(2,604,437)	-
<b>Net cash provided by / (used in) investing activities</b>	<u>64,628</u>	<u>71,321</u>
<b>Cash flows from financing activities</b>		
Expenditure attributable to endowment	(1,774)	(4,814)
<b>Net cash provided by / (used in) financing activities</b>	<u>(1,774)</u>	<u>(4,814)</u>
<b>Change in cash and cash equivalents in the reporting period</b>	<b>(11,639)</b>	<b>(44,981)</b>
<b>Cash and cash equivalents at the beginning of the reporting period</b>	<b>69,856</b>	<b>114,837</b>
<b>Cash and cash equivalents at the end of the reporting period</b>	<u><b>58,217</b></u>	<u><b>69,856</b></u>
 <b>Reconciliation of net income/(expenditure) to net cash flow from operating activities</b>		
<b>Net income / (expenditure) as per the Statement of Financial Activities</b>	<b>137,878</b>	<b>156,678</b>
<b>Adjustments for:</b>		
(Gain) / Loss on investments	(150,662)	(206,141)
Dividends, interest and rents from Investments	(61,670)	(65,766)
Expenditure attributable to endowment	1,774	4,814
(Increase) / Decrease in debtors	9,832	(5,296)
Increase / (Decrease) in creditors	(11,645)	4,223
<b>Net cash (used in) operating activities</b>	<u><b>(74,493)</b></u>	<u><b>(111,488)</b></u>

**Beauchamp Community at Newland  
Notes to the Financial Statements  
For the Year Ended 31st December 2024**

**1 ACCOUNTING POLICIES**

**Charity Information**

Beauchamp Community at Newland is a CIO and was registered in England and Wales. The registered office is Newland, Malvern, WR13 5AX, charity number 1190606

**Basis of preparing the financial statements**

These accounts 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 accounts have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019) – Charities SORP (FRS 102), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

The Beauchamp Community at Newland CIO meets the definition of a public benefit entity under FRS 102.

**Income**

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

**Expenditure**

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

**Tangible Fixed Assets**

Expenditure on fixtures and fittings and improvements to buildings is written off in the year of expenditure. Smaller items of equipment are written off in the year of purchase. The freehold and buildings, which are held for the Charity's use, and Newland Library Collection are stated in the accounts at a nominal book value of £5.

Significant costs would be involved in valuing these assets and the trustees do not consider it expedient to have the assets independently valued. The trustees do not consider a depreciation policy is necessary as the buildings are maintained in good condition resulting from a consistent maintenance programme.

**Investments**

Investments are stated at market value at the year end.

**Cash and Cash Equivalents**

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less.

**Beauchamp Community at Newland  
Notes to the Financial Statements  
For the Year Ended 31st December 2024**

**1 ACCOUNTING POLICIES - continued**

**Taxation**

The charity is exempt from tax on its charitable activities.

**Debtors**

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due. Accrued income and tax recoverable is included at the best estimate of the amounts receivable at the balance sheet date.

**Creditors**

Creditors are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors are normally recognised at their settlement amount after allowing for any trade discounts due.

**Fund Accounting**

**UNRESTRICTED FUNDS**

**Property Reserve Fund**

The Property Reserve Fund is held to provide income for the charity so that the capital and its income cover the cost of maintenance, refurbishment and the running costs of the Charity.

**RESTRICTED FUNDS**

**Extraordinary Repairs Reserve Fund**

The Extraordinary Repairs Reserve Fund is a fund set up as part of the Charity's scheme dated 14th December 1979, as amended on 27th October 1992. The trustees have not needed to top up this fund in recent years, but, as stated in the scheme, it is at the discretion of the trustee's to draw on it for the purposes of "providing for the extraordinary repair, improvement or rebuilding of the almshouses belonging to the Charity".

**Endowment Fund**

The Endowment Fund is the permanent endowment of the Charity and the capital cannot be spent. The fund was established upon foundation of the charity in 1864 and provides an income to the charity.

**Organ Repairs**

The organ repairs fund was a temporary restricted fund for the restoration of the church organ.

**Thurible**

The Thurible fund was a temporary restricted fund for the donation received to replace the church thurible. The new thurible was purchased in the prior year.

**Beauchamp Community at Newland  
Notes to the Financial Statements - continued  
For the Year Ended 31st December 2024**

**2 DONATIONS AND LEGACIES**

	Unrestricted Funds 2024 £	Restricted Funds 2024 £	2024 £	Restated 2023 £
Church Collections	3,619	-	3,619	3,843
Church Donations	4,596	-	4,596	4,134
Donations	1,477	-	1,477	230
Fundraising Events	1,675	-	1,675	2,725
Gift Aid	1,316	-	1,316	1,618
	<u>12,683</u>	<u>-</u>	<u>12,683</u>	<u>12,550</u>

There was no restricted income received in 2024 or 2023.

<b>3 INVESTMENT INCOME</b>	2024 £	Restated 2023 £
Income from Securities	61,109	64,632
Deposit Account Interest	561	1,134
	<u>61,670</u>	<u>65,766</u>

All investment income in the current and previous year relate to unrestricted funds.

<b>4 OTHER INCOME</b>	2024 £	Restated 2023 £
Church Fees	-	80
Sundry Income	137	2,855
	<u>137</u>	<u>2,935</u>

All other income in both the current and previous year relate to unrestricted funds.

**Beauchamp Community at Newland**  
**Notes to the Financial Statements - continued**  
**For the Year Ended 31st December 2024**

5	RAISING FUNDS	Unrestricted	Restricted Funds	Endowment	Total Funds
		Funds	2024	Fund	2024
		2024	2024	2024	2024
		£	£	£	£
<b>Investment Management Costs</b>					
	Foreign Tax	84	-	52	136
	Portfolio management	3,064	-	1,722	4,786
		<u>3,148</u>	<u>-</u>	<u>1,774</u>	<u>4,922</u>
Raising Funds - Prior Year Restated					
		2023	2023	2023	2023
<b>Investment Management Costs</b>					
	Foreign Tax	£ 77	-	£ 47	£ 124
	Portfolio management	6,677	-	4,767	11,444
		<u>6,754</u>	<u>-</u>	<u>4,814</u>	<u>11,568</u>

**6 TRUSTEES' REMUNERATION AND BENEFITS**

There were no trustees' remuneration or other benefits for the year ended 31 December 2024 nor for the year ended 31 December 2023.

**Trustees' expenses**

The following expenses incurred in connection with charitable activities were reimbursed to 1 trustee. The reimbursement in 2024 related to a leaving gift for 1 trustee.

	2024	Restated 2023
	£	£
Expenses	<u>389</u>	<u>95</u>

**Beauchamp Community at Newland**  
**Notes to the Financial Statements - continued**  
**For the Year Ended 31st December 2024**

<b>7 STAFF COSTS</b>	2024	Restated 2023
	£	£
Salaries	28,870	15,815
Pensions	400	110
<b>Total Staff Costs</b>	<u><u>29,270</u></u>	<u><u>15,925</u></u>

The average number of employees in the year was 2 (2023 – 2)  
 No employees received employee benefits of more than £60,000.

Included in 2024 salaries are severance payments totalling £7,711

Accommodation is provided free of charge to the Chaplain, Warden and Deputy Wardens and, at a reduced rate, to the Sacristans. The values below were included in both Income and Expenditure of providing Almshouse Accommodation:

	2024	Restated 2023
	£	£
Staff Accommodation	<u><u>18,420</u></u>	<u><u>17,481</u></u>

All staff costs in both the current and previous year relate to unrestricted funds.

**Beauchamp Community at Newland**  
**Notes to the Financial Statements - continued**  
**For the Year Ended 31st December 2024**

**8 COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES**

		Unrestricted Funds £	Restricted Funds £	Endowment Fund £	Restated 2023 Total Funds £
	Notes				
<b>INCOME AND ENDOWMENTS FROM</b>					
Donations and Legacies	2	12,550	-	-	12,550
<b>Charitable Activities</b>					
Providing almshouse accommodation		230,884	-	-	230,884
Investment Income	3	65,766	-	-	65,766
Other Income	4	2,935	-	-	2,935
<b>Total</b>		<b>312,135</b>	<b>-</b>	<b>-</b>	<b>312,135</b>
<b>EXPENDITURE ON</b>					
Raising funds	5	6,754	-	4,814	11,568
<b>Charitable Activities</b>					
Providing almshouse accommodation		345,184	4,846	-	350,030
<b>Total</b>		<b>351,938</b>	<b>4,846</b>	<b>4,814</b>	<b>361,598</b>
Net gains / (losses) on investments		114,646	42,314	49,181	206,141
<b>NET INCOME</b>		<b>74,843</b>	<b>37,468</b>	<b>44,367</b>	<b>156,678</b>
Transfers between funds		(5,955)	2,846	3,109	-
<b>Net Movement in funds</b>		<b>68,888</b>	<b>40,314</b>	<b>47,476</b>	<b>156,678</b>
<b>RECONCILIATION OF FUNDS</b>					
Total funds Brought forward		1,513,735	324,122	936,506	2,774,363
<b>Total funds carried forward</b>		<b>1,582,623</b>	<b>364,436</b>	<b>983,982</b>	<b>2,931,041</b>

The comparatives are that of the previous unincorporated association of the same name (no. 1015794), the activity of which was transferred to the CIO in April 2024.

**Beauchamp Community at Newland**  
**Notes to the Financial Statements - continued**  
**For the Year Ended 31st December 2024**

**9 TANGIBLE FIXED ASSETS**

	Freehold Property £	Long Leasehold £	Totals £
<b>COST</b>			
At 1st January 2024	4	1	5
<b>NET BOOK VALUE</b>			
At 31st December 2024	<u>4</u>	<u>1</u>	<u>5</u>
At 31st December 2023 Restated	<u>4</u>	<u>1</u>	<u>5</u>

It is difficult and costly to attribute cost or value to the inalienable and historic assets. These assets are therefore excluded from the balance as:

- a) Reliable cost information is not available and conventional valuation approaches lack sufficient reliability; and
- b) significant costs would be involved which may be onerous compared with the additional benefit derived by users of the accounts in assessing the trustees stewardship of the assets.

**10 FIXED ASSET INVESTMENTS**

	Listed Investments £	Cash Deposits £	Totals £
<b>MARKET VALUE</b>			
At 1st January 2024	2,849,771	13,568	2,863,339
Additions	2,604,437	-	2,604,437
Disposals	(1,453,108)	(13,568)	(1,466,676)
Revaluations	(990,057)	-	(990,057)
At 31st December 2024	<u>3,011,043</u>	<u>-</u>	<u>3,011,043</u>
<b>NET BOOK VALUE</b>			
At 31st December 2024	<u>3,011,043</u>	<u>-</u>	<u>3,011,043</u>
At 31st December 2023 Restated	<u>2,849,771</u>	<u>13,568</u>	<u>2,863,339</u>

The total fixed asset investments relate to unrestricted funds of £1,589,853 (2023 - £1,513,733), restricted funds of £382,975 (2023 - £364,436) and endowment funds of £1,038,215 (2023 - £985,170)

**11 DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	2024 £	Restated 2023 £
Income from Securities	-	12,989
Gift Aid Claim	1,313	1,618
Prepayments	9,499	6,379
Contributions in arrears	342	-
	<u>11,154</u>	<u>20,986</u>

All debtors in both the current and previous year relate to unrestricted funds.

**Beauchamp Community at Newland**  
**Notes to the Financial Statements - continued**  
**For the Year Ended 31st December 2024**

**12 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	Unrestricted Funds	Restricted Funds	Endowment Fund	Total Funds
	2024	2024	2024	2024
	£	£	£	£
Trade Creditors	10,564	-	-	10,564
Other Creditors	936	-	-	936
	<u>11,500</u>	<u>-</u>	<u>-</u>	<u>11,500</u>
<b>Creditors: Prior Year</b>	<b>2023</b>	<b>2023</b>	<b>2023</b>	<b>2023</b>
	£	£	£	£
Trade Creditors	19,299	-	-	19,299
Other Creditors	2,658	-	1,188	3,846
	<u>21,957</u>	<u>-</u>	<u>1,188</u>	<u>23,145</u>

**13 MOVEMENT IN FUNDS**

	At	Net Movement	Transfers	At
	01.01.24	In funds	between Funds	31.12.24
	£	£	£	£
<b>Unrestricted Funds</b>				
General Fund	70,582	(11,010)	(1,696)	57,876
Property Reserve Fund	1,512,041	79,881	(2,069)	1,589,853
	<u>1,582,623</u>	<u>68,871</u>	<u>(3,765)</u>	<u>1,647,729</u>
<b>Restricted Funds</b>				
Extraordinary Rep. Res. Fund	364,436	18,539	-	382,975
Organ Repairs	-	-	-	-
Thurible	-	-	-	-
	<u>364,436</u>	<u>18,539</u>	<u>-</u>	<u>382,975</u>
<b>Endowment Funds</b>				
Endowment Fund	983,982	50,468	3,765	1,038,215
<b>TOTAL FUNDS</b>	<u>2,931,041</u>	<u>137,878</u>	<u>-</u>	<u>3,068,919</u>

£3,765 was transferred from unrestricted funds to the endowment fund to cover the shortfalls in the fund activities.

*Net movement in funds, included in the above are as follows:*

	Incoming resources	Resources expended	Gains and losses	Movement in funds
	£	£	£	£
<b>Unrestricted Funds</b>				
General Fund	327,639	(338,649)	-	(11,010)
Property Reserve Fund	-	-	79,881	79,881
	<u>327,639</u>	<u>(338,649)</u>	<u>79,881</u>	<u>68,871</u>
<b>Restricted Funds</b>				
Extraordinary Rep. Res. Fund	-	-	18,539	18,539
Organ Repairs	-	-	-	-
Thurible	-	-	-	-
	<u>-</u>	<u>-</u>	<u>18,539</u>	<u>18,539</u>
<b>Endowment Funds</b>				
Endowment Fund	-	(1,774)	52,242	50,468
<b>TOTAL FUNDS</b>	<u>327,639</u>	<u>(340,423)</u>	<u>150,662</u>	<u>137,878</u>

**Beauchamp Community at Newland**  
**Notes to the Financial Statements - continued**  
**For the Year Ended 31st December 2024**

**14 MOVEMENT IN FUNDS PRIOR YEAR - RESTATED**

	At 01.01.23	Net Movement in funds	Transfers between Funds	At 31.12.23
	£	£	£	£
<b>Unrestricted Funds</b>				
General Fund	112,466	(39,803)	(2,081)	70,582
Property Reserve Fund	1,401,269	114,646	(3,874)	1,512,041
	<u>1,513,735</u>	<u>74,843</u>	<u>(5,955)</u>	<u>1,582,623</u>
<b>Restricted Funds</b>				
Ext. Repairs - Res. Funds	322,122	42,314	-	364,436
Organ Repairs	-	(2,846)	2,846	
Thurible	2,000	(2,000)		
	<u>324,122</u>	<u>37,468</u>	<u>2,846</u>	<u>364,436</u>
<b>Endowment Funds</b>				
Endowment Fund	936,506	44,367	3,109	983,982
<b>TOTAL FUNDS</b>	<u>2,774,363</u>	<u>156,678</u>	<u>-</u>	<u>2,931,041</u>

£3,109 was transferred from unrestricted funds to the endowment fund and £2,846 to the Organ Repairs fund to cover the shortfalls in the fund activities.

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Gains and losses	Movement in funds
	£	£	£	£
<b>Unrestricted Funds</b>				
General Fund	312,135	(351,938)	-	(39,803)
Property Reserve Fund	-	-	114,646	114,646
	<u>312,135</u>	<u>(351,938)</u>	<u>114,646</u>	<u>74,843</u>
<b>Restricted Funds</b>				
Ext. Repairs - Res. Funds	-	-	42,314	42,314
Organ Repairs	-	(2,846)		(2,846)
Thurible	-	(2,000)		(2,000)
	<u>-</u>	<u>(4,846)</u>	<u>42,314</u>	<u>37,468</u>
<b>Endowment Funds</b>				
Endowment Fund	-	(4,814)	49,181	44,367
<b>TOTAL FUNDS</b>	<u>312,135</u>	<u>(361,598)</u>	<u>206,141</u>	<u>156,678</u>

The comparatives are that of the previous unincorporated association of the same name (no. 1015794), the activity of which was transferred to the CIO in April 2024.

**Beauchamp Community at Newland**  
**Notes to the Financial Statements - continued**  
**For the Year Ended 31st December 2024**

**15 RELATED PARTY TRANSACTIONS**

The following transactions took place with Ms. P Hughes, a sibling of Mr. P Hughes (trustee)

	2024	Restated 2023
	£	£
Rent Contribution - Waived in lieu of Warden services	4,476	4,188
Warden Service Fees	1,625	750
10 Qaudrangle Expenses	329	-
Expenses - (Kitchen/office admin sundries)	760	635
	<u>7,190</u>	<u>5,573</u>

There were no outstanding balances with Ms. P Hughes at either 31st December 2024 or 2023

1 trustee claimed expenses of £389 for the purchase of a leaving gift for 1 trustee (2023: 1 trustee claimed £95 for the purchase of the Warden leaving gift)

The Trustees registered a CIO with the same name in July 2020, transfer date of all assets and income and expenditure activity to the CIO was 1st April 2024. The old charity was registered with the number 1015794 with the Charity Commission of England and Wales and closed by the Commission on 22nd April 2024.

**Beauchamp Community at Newland  
Detailed Statement of Financial Activities  
For the Year Ended 31st December 2024**

	2024	Restated 2023
	Total Funds	Total Funds
Notes	£	£
<b>INCOME AND ENDOWMENTS</b>		
<b>Donations and Legacies</b>		
Church Collections	3,619	3,843
Donations	1,477	230
Gift Aid	1,316	1,618
Church Donations	4,596	4,134
Fundraising Events	1,675	2,725
	<u>12,683</u>	<u>12,550</u>
<b>Investment Income</b>		
Income from Securities	61,109	64,632
Deposit account interest	561	1,134
	<u>61,670</u>	<u>65,766</u>
<b>Charitable activities</b>		
Rent Contributions from residents	241,566	222,063
Utility Contributions from residents	7,140	8,106
Other residents contributions	4,443	715
	<u>253,149</u>	<u>230,884</u>
<b>Other income</b>		
Church fees	-	80
Sundry Income	137	2,855
<b>Total incoming resources</b>	<u><b>327,639</b></u>	<u><b>312,135</b></u>
<b>EXPENDITURE</b>		
<b>Other trading activities</b>		
Fundraising costs	-	-
Donations	-	-
	<u>-</u>	<u>-</u>
<b>Investment management costs</b>		
Portfolio management	4,922	11,568
	<u>4,922</u>	<u>11,568</u>
<b>Charitable activities</b>		
Salaries and warden fees	29,270	15,925
Staff Accommodation	18,420	17,481
Rates and water	9,958	12,274
Insurance	12,716	11,851
<i>Carried forward</i>	<u>70,364</u>	<u>57,531</u>

This page does not form part of the statutory financial accounts

**Beauchamp Community at Newland  
Detailed Statement of Financial Activities - continued  
For the Year Ended 31st December 2024**

	2024	Restated 2023
	Total Funds	Total Funds
Notes	£	£
<i>Brought forward</i>	70,364	57,531
Light and heat	53,929	48,059
Telephone	2,071	2,282
Postage and Stationery	687	765
Advertising	-	1,018
Sundries	3,683	2,459
Repairs and Refurbishments	129,721	138,036
Groundwork	18,840	17,878
Residents and visitors welfare	2,360	3,445
Cleaning	6,356	6,338
Alarm System	3,042	1,770
Funeral and wedding fees	-	-
Church supplies	1,941	2,825
Clergy honorarium	-	3,208
Organist and organ tuning	4,390	7,915
Church insurance	11,348	11,025
Church light and heat	6,347	4,576
Church repairs	4,848	7,406
Church sundries and vestments	1,347	1,560
Church cleaning	300	30
Bank charges	95	194
	<u>321,669</u>	<u>318,320</u>
<b>Support costs</b>		
<b>Governance costs</b>		
Independent examination fee	900	900
Accountancy and Legal Fees	11,699	30,810
Surveys and Assessments	1,233	-
	<u>13,832</u>	<u>31,710</u>
<b>Total resources expended</b>	<u><b>340,423</b></u>	<u><b>361,598</b></u>
<b>Net (expenditure) / income before gains and losses</b>	(12,784)	(49,463)
<b>Realised recognised gains and losses</b>		
Realised gain (loss) on fixed asset investments	1,140,719	(6,420)
<b>Net Income</b>	<u><u><b>1,127,935</b></u></u>	<u><u><b>(55,883)</b></u></u>

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**BEAUCHAMP COMMUNITY AT NEWLAND**

England & Wales - Charity number 1190606

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# Accounts

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**Trustees' Report and Receipts and Payments Accounts  
for the year ended  
31st December 2023**

**for  
Beauchamp Community at Newland**

**Registered charity number : 1190606**



**Beauchamp Community at Newland  
Trustees Annual Report for the year ended 31st December 2023**

**OBJECTIVES AND ACTIVITIES**

The Scheme states that the Almshouse dwellings specified in the Schedule and the property occupied therewith shall be appropriated and used for the residence Almspeople (hereafter referred to as residents) in conformity with the provisions of the Scheme. The original Quadrangle of Almshouses was opened in 1864 following a bequest of land and £60,000 by the 3rd Earl Beauchamp and his late wife, Charlotte, Countess Beauchamp.

The Scheme also states that the residents shall be poor members of the Church of England or Churches in communion therewith, provided that so far as practicable not less than an eighth nor more than a quarter of the residents shall be retired clergymen.

Vacancies are advertised and prospective residents are interviewed by the Chaplain and the Warden.

**ACHIEVEMENT AND PERFORMANCE**

**Charitable Activities**

At the year end the assets of the original charity (charity number 1015794) had not been transferred, therefore no activity is recorded in charity number 1190606.

Charitable activities of charity number 1015794 transferred to 1190606 on 1st April 2024.

**Public benefit**

The trustees have read the Commission’s Public Benefit requirement statutory guidance, and have had regard to this when running the charity.

Approved by order of the board of trustees on ..... 22 APRIL 24 ..... and signed on its behalf by:

  
.....

PWA Hughes - Trustee

CHARITY NAME:  
REPORTING PERIOD:  
CHARITY REFERENCE NUMBER:

Beauchamp Community at Newland  
31st December 2023  
1190606

**STATEMENT OF RECEIPTS AND PAYMENTS**

	Unrestricted Funds £	Restricted Funds £	2023 TOTAL £	2022 TOTAL £
<b>Receipts:</b>				
Donations & Gift Aid	-	-	-	-
Grants	-	-	-	-
Fundraising	-	-	-	-
Generated Income	-	-	-	-
<b>Total Receipts</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Payments:</b>				
Bank Fees	-	-	-	-
Heat & Light	-	-	-	-
Rent	-	-	-	-
Wages & Salaries	-	-	-	-
Audit / IE Costs	-	-	-	-
<b>Asset and investment purchase</b>				
Purchase of Equipment	-	-	-	-
<b>Total Payments:</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net receipts/(payments)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Transfers to/(from) funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Surplus/(deficit) for the year</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b><u>Reconciliation as at 2023</u></b>				
Surplus/(deficit) for this year end	-	-	-	-
Cash at bank & in hand as at 31st December 2023	-	-	-	-

CHARITY NAME:  
 REPORTING PERIOD:  
 CHARITY REFERENCE NUMBER:

Beauchamp Community at Newland  
 31st December 2023  
 1190606

**STATEMENT OF ASSET AND LIABILITIES**

<b>Funds Reconciliation</b>	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>Total 2023</b>	<b>Total 2022</b>
	£	£	£	£
Total Funds B/fwd	-	-	-	-
Surplus/(deficit) for this year end	-	-	-	-
<b>Total Funds C/fwd</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

<b>Cash at bank &amp; in hand as at 31st December 2023</b>	<b>Unrestricted</b>	<b>Restricted</b>	<b>Total</b>	<b>Total</b>
	£	£	£	£
Bank Deposit Accounts	-	-	-	-
Bank Current Accounts	-	-	-	-
Cash in Hand	-	-	-	-
	-	-	-	-


  

<b>Other Assets</b>	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>Total 2023</b>	<b>Total 2022</b>
	£	£	£	£
	-	-	-	-
	-	-	-	-

<b>Liabilities</b>	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>Total 2023</b>	<b>Total 2022</b>
	£	£	£	£
	-	-	-	-
	-	-	-	-

The financial statements were approved by the Trustees on ..... and were signed on their behalf by:

  
 Trustee:

22 APRIL 24  
 Date

CHARITY NAME:  
REPORTING PERIOD:  
CHARITY REFERENCE NUMBER:

**Beauchamp Community at Newland**  
**31st December 2023**  
**1190606**

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## **Notes to accounts**

### **1 Accounting Policies**

These accounts have been prepared on a receipts and payments basis in accordance with the Charities Act 2011

### **2 Funds**

The charity currently has no restricted nor unrestricted funds.

### **3 Post year end events**

The assets and activity of charity no. 1015794 (The Beauchamp Community at Newland) were transferred after the year end. The Charity commenced activity 1st April 2024.

### **4 Related Parties**

No related party transactions took place in the reporting period.

### **5 Trustees remuneration & expenses**

The Trustees received no remuneration, direct or indirect benefits from the charity.  
The Trustees received no re-imburement for expenses.

**BEAUCHAMP COMMUNITY AT NEWLAND**

England & Wales - Charity number 1190606

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# Accounts

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**Trustees' Report and Receipts and Payments Accounts  
for the year ended  
31st December 2022**

**for  
Beauchamp Community at Newland**

**Registered charity number : 1190606**

## **Beauchamp Community at Newland**

### **Trustees Annual Report for the period 28 July 2020 to 31st December 2022**

The trustees present their report with the receipts and payments accounts of the charity for the period 28 July 2020 to 31st December 2022.

The charity was formed in July 2020. The Charity is governed by a constitution. The trustees have opted to transfer the existing charity known as Beauchamp Community at Newland (charity number 1015794) to a CIO and have adopted the structure of a Foundation CIO. As such, all trustees of charity no. 1015794 are replicated.

#### **REFERENCE AND ADMINISTRATIVE DETAILS**

##### **Principle Address**

Newland  
Malvern  
Worcestershire  
WR13 5AX

##### **Trustees**

Mr P Hughes  
Mrs V Russell  
Sir N Lechmere Bt  
Mrs L M Chenevix-Trench  
Mr N Ward  
Rev A Law  
Mr N Horner  
Mrs L Webb

##### **Accountants**

KellyATC Ltd  
20 Blackmore Road  
Malvern WR14 1QT

##### **Bankers**

HSBC Bank plc  
1 Church Street  
Malvern, WR14 2AB

##### **Solicitors**

Russell & Co  
Church Street  
Malvern  
WR14 2AH

**Beauchamp Community at Newland  
Trustees Annual Report for the year ended 31st December 2022**

**OBJECTIVES AND ACTIVITIES**

The Scheme states that the Almshouse dwellings specified in the Schedule and the property occupied therewith shall be appropriated and used for the residence Almspeople (hereafter referred to as residents) in conformity with the provisions of the Scheme. The original Quadrangle of Almshouses was opened in 1864 following a bequest of land and £60,000 by the 3rd Earl Beauchamp and his late wife, Charlotte, Countess Beauchamp.

The Scheme also states that the residents shall be poor members of the Church of England or Churches in communion therewith, provided that so far as practicable not less than an eighth nor more than a quarter of the residents shall be retired clergymen.

Vacancies are advertised and prospective residents are interviewed by the Chaplain and the Warden.

**ACHIEVEMENT AND PERFORMANCE**

**Charitable Activities**

At the time of signing the accounts the assets of the original charity (charity number 1015794) have not been transferred, therefore no activity is recorded in charity number 1190606.

The solicitors are actively working with Land Registry to transfer the title between the two charities. When the assets are transferred charitable activities of charity number 1015794 will transfer to 1190606.

**Public benefit**

The trustees have read the Commission's Public Benefit requirement statutory guidance, and have had regard to this when running the charity.

Approved by order of the board of trustees on ..... 27 / 04 / 23 ..... and signed on its behalf



PWA Hughes - Trustee

CHARITY NAME:

Beauchamp Community at Newland

REPORTING PERIOD:

31st December 2022

CHARITY REFERENCE NUMBER:

1190606

**STATEMENT OF RECEIPTS AND PAYMENTS**

	Unrestricted Funds £	Restricted Funds £	2022 TOTAL £	2021 TOTAL £
<b>Receipts:</b>				
Donations & Gift Aid	-	-	-	-
Grants	-	-	-	-
Fundraising	-	-	-	-
Generated Income	-	-	-	-
<b>Total Receipts</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Payments:</b>				
Bank Fees	-	-	-	-
Heat & Light	-	-	-	-
Rent	-	-	-	-
Wages & Salaries	-	-	-	-
Audit / IE Costs	-	-	-	-
<b>Asset and investment purchase</b>				
Purchase of Equipment	-	-	-	-
<b>Total Payments:</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net receipts/(payments)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Transfers to/(from) funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Surplus/(deficit) for the year</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b><u>Reconciliation as at 2022</u></b>				
Surplus/(deficit) for this year end	-	-	-	-
Cash at bank & in hand as at 31st December 2022	-	-	-	-


CHARITY NAME:  
 REPORTING PERIOD:  
 CHARITY REFERENCE NUMBER:

**Beauchamp Community at Newland**  
**31st December 2022**  
**1190606**

**STATEMENT OF ASSET AND LIABILITIES**

<b>Funds Reconciliation</b>	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>Total 2022</b>	<b>Total 2021</b>
	£	£	£	£
Total Funds B/fwd	-	-	-	-
Surplus/(deficit) for this year end	-	-	-	-
<b>Total Funds C/fwd</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Cash at bank &amp; in hand as at 31st December 2022</b>	<b>Unrestricted</b>	<b>Restricted</b>	<b>Total</b>	<b>Total</b>
	£	£	£	£
Bank Deposit Accounts	-	-	-	-
Bank Current Accounts	-	-	-	-
Cash in Hand	-	-	-	-
	-	-	-	-
	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>Total 2022</b>	<b>Total 2021</b>
	£	£	£	£
<b>Other Assets</b>	-	-	-	-
	-	-	-	-
	<b>Unrestricted Funds</b>	<b>Restricted Funds</b>	<b>Total 2022</b>	<b>Total 2021</b>
	£	£	£	£
<b>Liabilities</b>	-	-	-	-
	-	-	-	-

The financial statements were approved by the Trustees on ..... and were signed on their behalf by:

  
 \_\_\_\_\_  
 Trustee:

27/04/23  
 \_\_\_\_\_  
 Date

CHARITY NAME:

**Beauchamp Community at Newland**

REPORTING PERIOD:

**31st December 2022**

CHARITY REFERENCE NUMBER:

**1190606**

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## **Notes to accounts**

### **1 Accounting Policies**

These accounts have been prepared on a receipts and payments basis in accordance with the Charities Act 2011

### **2 Funds**

The charity currently has no restricted nor unrestricted funds.

### **3 Post year end events**

Nothing material to report.

### **4 Related Parties**

No related party transactions took place in the reporting period.

### **5 Trustees remuneration & expenses**

The Trustees received no remuneration, direct or indirect benefits from the charity.

The Trustees received no re-imbusement for expenses.

**BEAUCHAMP COMMUNITY AT NEWLAND**

England & Wales - Charity number 1190606

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# Accounts

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**Trustees' Report and Receipts and Payments Accounts  
for the period  
28 July 2020 to 31st December 2021**

**for  
Beauchamp Community at Newland**

**Registered charity number : 1190606**

## **Beauchamp Community at Newland**

### **Trustees Annual Report for the period 28 July 2020 to 31st December 2021**

The trustees present their report with the receipts and payments accounts of the charity for the period 28 July 2020 to 31st December 2021.

The charity was formed in July 2020. The Charity is governed by a constitution. The trustees have opted to transfer the existing charity known as Beauchamp Community at Newland (charity number 1015794) to a CIO and have adopted the structure of a Foundation CIO. As such, all trustees of charity no. 1015794 are replicated.

#### **REFERENCE AND ADMINISTRATIVE DETAILS**

##### **Principle Address**

Newland  
Malvern  
Worcestershire  
WR13 5AX

##### **Trustees**

Mr P Hughes	(Appointed January 2021)
Mrs V Russell	
Sir N Lechmere Bt	
Mrs L M Chenevix-Trench	
Mr N Ward	
Rev A Law	(Appointed June 2021)
Mr N Horner	(Appointed June 2021)
Mrs L Webb	(Appointed June 2021)

##### **Accountants**

KellyATC Ltd  
20 Blackmore Road  
Malvern WR14 1QT

##### **Bankers**

HSBC Bank plc  
1 Church Street  
Malvern, WR14 2AB

##### **Solicitors**

Russell & Co  
Church Street  
Malvern  
WR14 2AH

**Beauchamp Community at Newland  
Trustees Annual Report for the period 28 July 2020 to 31st December 2021**

**OBJECTIVES AND ACTIVITIES**

The Scheme states that the Almshouse dwellings specified in the Schedule and the property occupied therewith shall be appropriated and used for the residence Almspeople (hereafter referred to as residents) in conformity with the provisions of the Scheme. The original Quadrangle of Almshouses was opened in 1864 following a bequest of land and £60,000 by the 3rd Earl Beauchamp and his late wife, Charlotte, Countess Beauchamp.

The Scheme also states that the residents shall be poor members of the Church of England or Churches in communion therewith, provided that so far as practicable not less than an eighth nor more than a quarter of the residents shall be retired clergymen.

Vacancies are advertised and prospective residents are interviewed by the Chaplain and the Warden.

**ACHIEVEMENT AND PERFORMANCE**

**Charitable Activities**

At the time of signing the accounts the assets of the original charity (charity number 1015794) have not been transferred, therefore no activity is recorded in charity number 1190606.

The solicitors are actively working with Land Registry to transfer the title between the two charities.

When the assets are transferred charitable activities of charity number 1015794 will transfer to 1190606.

**Public benefit**

The trustees have read the Commission's Public Benefit requirement statutory guidance, and have had regard to this when running the charity.

Approved by order of the board of trustees on ..... *6<sup>th</sup> October 2022* ..... and signed on its behalf  
by:

*PWA Hughes*  
.....

PWA Hughes - Trustee

CHARITY NAME:  
REPORTING PERIOD:  
CHARITY REFERENCE NUMBER:

Beauchamp Community at Newland  
28 July 2020 to 31st December 2021  
1190606

**STATEMENT OF RECEIPTS AND PAYMENTS**

	Unrestricted Funds £	Restricted Funds £	Period to Dec-21 TOTAL £
<b>Receipts:</b>			
Donations & Gift Aid	-	-	-
Grants	-	-	-
Fundraising	-	-	-
Generated Income	-	-	-
<b>Total Receipts</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Payments:</b>			
Bank Fees	-	-	-
Heat & Light	-	-	-
Rent	-	-	-
Wages & Salaries	-	-	-
Audit / IE Costs	-	-	-
<b>Asset and investment purchase</b>			
Purchase of Equipment	-	-	-
<b>Total Payments:</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net receipts/(payments)</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Transfers to/(from) funds</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Surplus/(deficit) for the year</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b><u>Reconciliation 31.12.2021</u></b>			
Surplus/(deficit) for this year end	-	-	-
Cash at bank & in hand 31.12.21	-	-	-


CHARITY NAME:  
REPORTING PERIOD:  
CHARITY REFERENCE NUMBER:

Beauchamp Community at Newland  
28 July 2020 to 31st December 2021  
1190606

**STATEMENT OF ASSET AND LIABILITIES**

<b>Funds Reconciliation</b>	<b>Unrestricted Funds £</b>	<b>Restricted Funds £</b>	<b>Total 2021 £</b>
Surplus/(deficit) for this year end	-	-	-
<b>Cash at bank &amp; in hand 31.12.21</b>	-	-	-
	<b>Unrestricted £</b>	<b>Restricted £</b>	<b>Total £</b>
Bank Deposit Accounts	-	-	-
Bank Current Accounts	-	-	-
Cash in Hand	-	-	-
	<b>Unrestricted Funds £</b>	<b>Restricted Funds £</b>	<b>Total 2021 £</b>
<b>Other Assets</b>	-	-	-
	<b>Unrestricted Funds £</b>	<b>Restricted Funds £</b>	<b>Total 2021 £</b>
<b>Liabilities</b>	-	-	-

The financial statements were approved by the Trustees on 6/10/22 and were signed on their behalf by:

  
Trustee:

6/10/22  
Date

CHARITY NAME:  
REPORTING PERIOD:  
CHARITY REFERENCE NUMBER:

Beauchamp Community at Newland  
28 July 2020 to 31st December 2021  
1190606

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## Notes to accounts

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