

Ombersley Church Houses Charity

Annual Report for the Year Ended 31st March 2025

Introduction

Ombersley Church Houses Charity continues to fulfil its purpose of managing and maintaining charitable housing and property assets for the benefit of the local community. The Trustees are pleased to present this report alongside the Statement of Financial Activities and Balance Sheet for the year ended 31st March 2025.

Objectives and Activities

The Charity's objectives are to:

- Provide and maintain affordable housing and property in Ombersley for the community.
- Support the preservation of heritage buildings associated with the Church and village.
- Contribute to local charitable causes and the upkeep of community facilities.

During the financial year, the Charity continued to manage its portfolio of residential and commercial properties, ensuring ongoing maintenance, repairs, and reinvestment in line with its charitable aims.

Financial Review

Income

Total income for the year amounted to £78,398.20, derived from:

- Property Rent across eight properties, including Ombersley Galleries, Hill Top Cottage, Church Cottage, Church Terrace Cottage, Grafters, Tresco, Haye Lane Bungalow, and Giffard Barn.

Expenditure

Total expenditure for the year was £47,805.00, comprising:

- Property Repairs and Maintenance: (including significant works at Ombersley Galleries, Haye Lane Bungalow, and Church Cottage.)

After accounting for expenditure, the net income for the year was £30,593.20.

Balance Sheet Summary (as at 31st March 2025)

Assets	£
Fixed Assets – Existing Properties	850,449.00
Investment Property	227,813.02
Debtors & Prepayments	4,348.08
Cash at Bank (Lloyds)	21,865.71
Total Assets	1,104,475.81
Liabilities & Funds	£
General Fund (including excess income)	221,026.00
Permanent Endowment Fund	850,449.00
C. Gait Loan Account	33,000.00

Total Funds & Liabilities 1,104,475.81

Reserves Policy

The Trustees maintain a general reserve to ensure the continued maintenance of the charity's properties and to provide a buffer against unforeseen expenditure. Surpluses are reinvested in property improvements and community grants.

Achievements and Performance

Key highlights during the year include:

- Completion of essential repairs at multiple properties, particularly Haye Lane Bungalow and Ombersley Galleries.
- Continued rental stability and minimal void periods.
- Ongoing partnership with the Ombersley Conservation Trust, supporting local heritage and community initiatives.
- Financial contribution of £12,000 to Ombersley Church to assist with maintenance and community activities.

Plans for the Future

In the coming year, the Charity aims to:

- Continue phased property maintenance and refurbishment.
- Explore potential energy-efficiency improvements in the housing stock.
- Maintain and strengthen community partnerships.
- Review rent levels to ensure affordability while sustaining income for future repairs.

Trustees' Statement

The Trustees acknowledge the continued support of tenants, local contractors, and the Ombersley Conservation Trust. The charity remains committed to managing its assets responsibly and supporting the wellbeing of the local community.

Approved by the Trustees
Ombersley Church Houses Charity

Date: 25/10/25

Signed: S.Hopkins
(Clarke to the trustees)

Ombersley Church Houses Charity

Balance Sheet as at 31st March 2025

ASSETS

Fixed	Existing Properties		850449.00
	Investment Property	bt fwd.	227813.02
Current			
	Debtors & Pre Payments		4348.08
	Cash at Bank	Lloyds C/A	21865.71

LIABILITIES

O.C.H.C		
General Fund Balance 1.04.2024	190433.61	
Add Excess of Income in year	<u>30593.20</u>	221026.00
Permanent Endowment Fund		850449.00
C.Gait Loan Account Bal 1.04.2024	45000.00	
Less repaid in year	<u>12000.00</u>	33000.00
	<u>£1104475.81</u>	<u>£1104475.81</u>

Ombersley Church Houses Charity
Income & Expenditure Account
For the year ended 31st March 2025

2024 **INCOME**

PROPERTY RENT

19000	Ombersley Galleries	19000.00	
7500	Hill Top Cottage		7800.00
6600	Church Cottage		7050.00
6925	Church Terrace Cottage		7200.00
7750	Grafters	8400.00	
7225	Tresco	7500.00	
6000	Haye Lane Bungalow	6300.00	
5288	Giffard Barn		15000.00
100	Land at Hill Top		100.00
48	Wayleave		48.20

OTHER INCOME

12000 Grants Ombersley Conservation Trust

£78436

PROPERTY REPAIRS

820	Ombersley Galleries	7545.02
526	Hill Top Cottage	2632.10
358	Church Cottage	3790.60
0	Church Terrace Cottage	1484.05
11340	Grafters	0
4261	Tresco	1770.00
117	Haye Lane Bungalow	11442.10
Giffard Barn		198.00

OTHER EXPENDITURE

3544	Insurance	3193.13
3000	Clerk	3000.00
2091	Legal & Professional Fees	750.00

12000 Grants to Ombersley Church 12000.00

40379 Net Income 30593.20

<u>£78436</u>	<u>£78398.20</u>	<u>£78398.20</u>
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Independent Examiners Report

Section B	Disclosure Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).
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Give here brief details of any items that the examiner wishes to disclose.



CHARITY COMMISSION
FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A

Independent Examiner's Report

Report to the trustees

Charity Name
OMBERSLEY CHURCH HOUSES CHARITY

On accounts for the year ended

31st MARCH 2025

Charity no
(if any)

1192091

Set out on pages

1-4

(remember: to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended DD / MM / YYYY.

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 Trust's accounts carried out under section 145 of the 2011 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 (other than that disclosed below *) which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did 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.

** Please delete the words in the brackets if they do not apply.*

Signed:

Date:

9/9/25

Name:

MALCOLM N WIGLEY

Relevant professional
qualification(s) or body
(if any):

RETIRED CHARTERED ACCOUNTANT

Address:

SPRING COTTAGE HAYE LANE OMBERSLEY WR90EJ