

BEWDLEY ALMSHOUSES

England & Wales · Charity number 1197611

Details

Status Registered

Legal form CIO

Registered 2022-01-21

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

Contact

Address 8 Sayers Almshouses
Lower Park
Bewdley
Worcestershire
DY12 2DP

Phone 07375893137

Email enquiries@bewdleyalmshouses.co.uk

Activities

Objects: THE OBJECTS OF THE CIO ARE:FOR THE PURPOSE OF PROVIDING FOR THOSE ITEMS OF ORDINARY MAINTENANCE AND REPAIR OF THE ALMSHOUSES BELONGING TO THE CHARITY AND PROVIDING FOR THE EXTRAORDINARY REPAIR, IMPROVEMENT OR REBUILDING OF THE ALMSHOUSES OF THE CHARITY AND FOR THE BENEFIT OF THE RESIDENTS IN THE ALMSHOUSES OF THE CHARITY OR ANY OF THEM IN SUCH MANNER AS THE TRUSTEES THINK FIT FROM TIME TO TIME.

Activities: For the purpose of providing for those items of ordinary maintenance and repair of the Almshouses belonging to the Charity and providing for the extraordinary repair, improvement or rebuilding of the Almshouses for the benefit of the residents/beneficiaries of the Charity in the manner the Trustees think fit.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** The Prevention Or Relief Of Poverty, Other Charitable Purposes
- **Who:** Elderly/old People

Geography

- Worcestershire

Finances

| Period end | Income | Expenditure | Assets | Employees |
|------------|---------|-------------|--------|-----------|
| 2024-12-31 | £70,630 | £100,296 | - | - |
| 2023-12-31 | £57,763 | £172,498 | - | - |
| 2022-12-31 | £11,157 | £50,516 | - | - |

Trustees

| Name | Role | Appointed |
|-----------------------------|-------|------------|
| James Richard Perrin | Chair | 2022-02-09 |
| BARBARA MARY LONGMORE | | 2022-02-09 |
| Janet Mary Ince | | 2022-01-22 |
| Martin John GUARD | | 2023-03-01 |
| Melissa Beynon | | 2024-06-12 |
| Nicole Harper | | 2025-06-01 |
| Sharon Harvey BSc | | 2025-09-01 |
| Susan Kathleen PERRIN | | 2022-02-09 |
| Vivien Doreen Lilian Little | | 2022-02-09 |

BEWDLEY ALMSHOUSES

England & Wales - Charity number 1197611

Accounts

BEWDLEY ALMSHOUSES

Financial Statements

**For the year ended 31st December
2024**

Bewdley Almshouses Charity
Annual Report & Accounts year ended 31st December 2024
Registered Charity No. 1197611

The Trustees for the 2024 period were:

Mr James Richard PERRIN (Chairman)

Mrs Susan Kathleen PERRIN

Mrs Janet Mary INCE

Ms Barbara Mary LONGMORE

Mrs Vivien Doreen Lilian LITTLE (Vice-Chairman)

Mr Martin John GUARD

Councillor Ian Latimer (Ex Officio Trustee appointed May 2024 to present date)

The Trustee body comprises persons with excellent local knowledge and who reside within the community. Day-to-day management is organised by the clerk (Erica Copson).

The scheme 1197611 provides that the Almshouses belonging to the charity shall provide for the extraordinary repair, improvement and rebuilding of the Almshouses for the benefit of residents as considered appropriate. The trustees make it a condition that a resident beneficiary shall be required to contribute a weekly sum towards the cost of maintaining the Almshouses and essential services. The Trustees may consider other conditions as considered appropriate.

The charity operates in accordance with the National Association of Almshouse Standards of and Management. Each site of Almshouses is a Grade II listed building and with this comes an ongoing high maintenance budget.

Clerk to the Trustees/Almshouse Manager
8 Sayers, Lower Park, Bewdley, DY12 2DP



CHARITY COMMISSION
FOR ENGLAND AND WALES

Bewdley Almshouses

1197611

Receipts and payments accounts

CC16a

For the period
from

01/01/2024

To

31/12/2024

Section A Receipts and payments

| | Unrestricted funds to the nearest £ | Restricted funds to the nearest £ | Endowment funds to the nearest £ | Total funds to the nearest £ | Last year to the nearest £ |
|---|---|---|--|---------------------------------|-------------------------------|
| A1 Receipts | | | | | |
| Weekly Maintenance | 54,913 | - | - | 54,913 | 48,252 |
| Dividends M&G | 2,823 | - | - | 2,823 | 2,648 |
| Dividends CCLA | 316 | - | - | 316 | 312 |
| Harris Allday Dividends | 6,526 | - | - | 6,526 | 3,914 |
| Misc (refunds) | 4,740 | - | - | 4,740 | 2,637 |
| Other Sundry Income & Donations | 1,312 | - | - | 1,312 | - |
| | - | - | - | - | - |
| Sub total (Gross income for AR) | 70,630 | - | - | 70,630 | 57,763 |
| A2 Asset and investment sales, (see table). | | | | | |
| M&G Investments | 30,000 | - | - | 30,000 | 110,000 |
| | - | - | - | - | - |
| Sub total | 30,000 | - | - | 30,000 | 110,000 |
| Total receipts | 100,630 | - | - | 100,630 | 167,763 |
| A3 Payments | | | | | |
| Gross salaries & NIC | 27,270 | - | - | 27,270 | 25,939 |
| Training & Staff Development | 207 | - | - | 207 | - |
| Rent Rates & Water | 1,735 | - | - | 1,735 | 1,652 |
| Lighting & Heating | 739 | - | - | 739 | 919 |
| Repairs, Renewals & Maintenance | 60,924 | - | - | 60,924 | 131,608 |
| Clerical/admin/expenses | 1,303 | - | - | 1,303 | 1,166 |
| Insurance | 2,798 | - | - | 2,798 | 3,016 |
| TV & Licensing | 45 | - | - | 45 | 53 |
| Legal, professional & Accountancy | 3,690 | - | - | 3,690 | 7,457 |
| Almshouses Assoc Subscriptions | 500 | - | - | 500 | 400 |
| Misc. expenses | 1,018 | - | - | 1,018 | 223 |
| Bank chgs | 67 | - | - | 67 | 65 |
| Sub total | 100,296 | - | - | 100,296 | 172,498 |
| A4 Asset and investment purchases. (see table) | | | | | |
| | - | - | - | - | - |
| | - | - | - | - | - |
| Sub total | - | - | - | - | - |
| Total payments | 100,296 | - | - | 100,296 | 172,498 |
| Net of receipts/(payments) | 334 | - | - | 334 | 4,735 |
| A5 Transfers between funds | 141 | - | - | 141 | 7,340 |
| A6 Cash funds last year end | 8,346 | - | - | 8,346 | 5,741 |
| Cash funds this year end | 8,821 | - | - | 8,821 | 8,346 |

Section B Statement of assets and liabilities at the end of the period

| Categories | Details | Unrestricted funds to nearest £ | Restricted funds to nearest £ | Endowment funds to nearest £ |
|--|--------------------------|---------------------------------|-------------------------------|------------------------------|
| B1 Cash funds | HSBC Treasurer's Account | 8,821 | - | - |
| | | - | - | - |
| | | - | - | - |
| | Total cash funds | 8,821 | - | - |
| (agree balances with receipts and payments account(s)) | | | | |

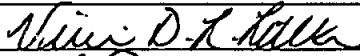

| Categories | Details | Unrestricted funds to nearest £ | Restricted funds to nearest £ | Endowment funds to nearest £ |
|---------------------------------|----------------------------|---------------------------------|-------------------------------|------------------------------|
| B2 Other monetary assets | CCLA/COIF | - | - | 11,604 |
| | M&G Holdings | - | - | 199,148 |
| | GF Harris Allday Portfolio | - | - | 157,576 |
| | | - | - | - |
| | | - | - | - |
| | | - | - | - |

| Categories | Details | Fund to which asset belongs | Cost (optional) | Current value (optional) |
|-----------------------------|--------------------------|-----------------------------|-----------------|--------------------------|
| B3 Investment assets | Freehold Property | | - | 2,360,000 |
| | Orchard at Cleobury Road | | - | 30,000 |
| | | | - | - |
| | | | - | - |
| | | | - | - |

| Categories | Details | Fund to which asset belongs | Cost (optional) | Current value (optional) |
|---|---------|-----------------------------|-----------------|--------------------------|
| B4 Assets retained for the charity's own use | | | - | - |
| | | | - | - |
| | | | - | - |
| | | | - | - |
| | | | - | - |
| | | | - | - |
| | | | - | - |
| | | | - | - |
| | | | - | - |

| Categories | Details | Fund to which liability relates | Amount due (optional) | When due (optional) |
|-----------------------|---------|---------------------------------|-----------------------|---------------------|
| B5 Liabilities | | | - | |
| | | | - | |
| | | | - | |
| | | | - | |
| | | | - | |

Signed by one or two trustees on behalf of all the trustees

| Signature | Print Name | Date of approval |
|---|------------|------------------|
|  | V. LITTLE | 10.04.25 |
|  | TR Pearson | 21 |



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

Bewdley Almshouses Charity

**On accounts for the year
ended**

31st December 2024

**Charity no
(if any)**

1197611

Set out on pages

1 to 2

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31st December 2024.

**Responsibilities and
basis of report**

As the charity trustees of the Trust, 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 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 which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

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

Signed:

Date:

17-4-2025

Name:

David Charlton

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

FCCA

Address:

**DRUMBANNON, 121A WYRE HILL, BEWDLEY, WORCESTERSHIRE
DY12 2UQ**

| INCOME AND EXPENDITURE ACCOUNT CHARITY 11 | | | | | |
|--|--|--|--|--|------------------|
| INCOME | | | | | Year 2024 |
| Weekly Maintenance Contributions (WMC) | | | | | £54,913 |
| Dividends M&G | | | | | £2,823 |
| CCLA Dividends | | | | | £316 |
| Harris All day Dividends | | | | | £6,526 |
| Misc (refunds) | | | | | £4,740 |
| Other | | | | | £301 |
| Donations | | | | | £1,011 |
| Totals | | | | | £70,630 |
| EXPENDITURE | | | | | |
| | Description | | | | |
| | Gross Salaries/NI | | | | -£27,270 |
| | Training and staff development | | | | -£207 |
| | Rents,Rates and Water, Parking | | | | -£1,735 |
| | Lighting and Heating | | | | -£739 |
| | Repairs Renewals and Maintenance | | | | -£60,924 |
| | Clerical/Admin/Expenses | | | | -£1,303 |
| | Insurance | | | | -£2,798 |
| | TV Licensing | | | | -£45 |
| | Legal/Professional Fees/Payroll | | | | -£2,532 |
| | Audit and Accountancy | | | | -£1,158 |
| | Almshouse Assc Subscriptions | | | | -£500 |
| | Misc | | | | -£1,018 |
| | Bank Charges | | | | -£67 |
| | Total | | | | -£100,296 |
| | Income less expenditure | | | | £29,666 |
| | Transfer funds from old bank account | | | | £141 |
| | Transfer funds from M&G investments | | | | £30,000 |
| | Surplus income over expenditure | | | | £475 |

| | | |
|-----------------------|------------------|--|
| 97611 for 2024 | | |
| | | |
| Year 2023 | | |
| | £48,252 | |
| | £2,648 | |
| | £312 | |
| | £3,914 | |
| | £2,637 | |
| | | |
| Nil | | |
| | £57,762 | |
| | | |
| | | |
| | | |
| | -£25,939 | |
| | nil | |
| | -£1,652 | |
| | -£919 | |
| | -£131,609 | |
| | -£1,166 | |
| | -£3,016 | |
| | -£53 | |
| | -£7,007 | |
| | -£1,110 | |
| | -£400 | |
| | -£223 | |
| | -£65 | |
| | -£173,157 | |
| | | |
| | -£115,395 | |
| | | |
| | £8,000 | |
| | £110,000 | |
| | | |
| | | |
| | £2,605 | |
| | | |

BEWDLEY ALMSHOUSES

Financial Statements

**For the year ended 31st December
2024**

Bewdley Almshouses Charity
Annual Report & Accounts year ended 31st December 2024
Registered Charity No. 1197611

The Trustees for the 2024 period were:

Mr James Richard PERRIN (Chairman)

Mrs Susan Kathleen PERRIN

Mrs Janet Mary INCE

Ms Barbara Mary LONGMORE

Mrs Vivien Doreen Lilian LITTLE (Vice-Chairman)

Mr Martin John GUARD

Councillor Ian Latimer (Ex Officio Trustee appointed May 2024 to present date)

The Trustee body comprises persons with excellent local knowledge and who reside within the community. Day-to-day management is organised by the clerk (Erica Copson).

The scheme 1197611 provides that the Almshouses belonging to the charity shall provide for the extraordinary repair, improvement and rebuilding of the Almshouses for the benefit of residents as considered appropriate. The trustees make it a condition that a resident beneficiary shall be required to contribute a weekly sum towards the cost of maintaining the Almshouses and essential services. The Trustees may consider other conditions as considered appropriate.

The charity operates in accordance with the National Association of Almshouse Standards of and Management. Each site of Almshouses is a Grade II listed building and with this comes an ongoing high maintenance budget.

Clerk to the Trustees/Almshouse Manager
8 Sayers, Lower Park, Bewdley, DY12 2DP



CHARITY COMMISSION
FOR ENGLAND AND WALES

| | |
|--------------------|---------|
| Bewdley Almshouses | 1197611 |
|--------------------|---------|

CC16a

Receipts and payments accounts

| | | | |
|---------------------|------------|----|------------|
| For the period from | 01/01/2024 | To | 31/12/2024 |
|---------------------|------------|----|------------|

Section A Receipts and payments

| | Unrestricted funds to the nearest £ | Restricted funds to the nearest £ | Endowment funds to the nearest £ | Total funds to the nearest £ | Last year to the nearest £ |
|---|--|--------------------------------------|-------------------------------------|---------------------------------|-------------------------------|
| A1 Receipts | | | | | |
| Weekly Maintenance | 54,913 | - | - | 54,913 | 48,252 |
| Dividends M&G | 2,823 | - | - | 2,823 | 2,648 |
| Dividends CCLA | 316 | - | - | 316 | 312 |
| Harris Allday Dividends | 6,526 | - | - | 6,526 | 3,914 |
| Misc (refunds) | 4,740 | - | - | 4,740 | 2,637 |
| Other Sundry Income & Donations | 1,312 | - | - | 1,312 | - |
| | - | - | - | - | - |
| Sub total (Gross income for AR) | 70,630 | - | - | 70,630 | 57,763 |
| A2 Asset and investment sales, (see table). | | | | | |
| M&G Investments | 30,000 | - | - | 30,000 | 110,000 |
| | - | - | - | - | - |
| Sub total | 30,000 | - | - | 30,000 | 110,000 |
| Total receipts | 100,630 | - | - | 100,630 | 167,763 |
| A3 Payments | | | | | |
| Gross salaries & NIC | 27,270 | - | - | 27,270 | 25,939 |
| Training & Staff Development | 207 | - | - | 207 | - |
| Rent Rates & Water | 1,735 | - | - | 1,735 | 1,652 |
| Lighting & Heating | 739 | - | - | 739 | 919 |
| Repairs, Renewals & Maintenance | 60,924 | - | - | 60,924 | 131,608 |
| Clerical/admin/expenses | 1,303 | - | - | 1,303 | 1,166 |
| Insurance | 2,798 | - | - | 2,798 | 3,016 |
| TV & Licensing | 45 | - | - | 45 | 53 |
| Legal, professional & Accountancy | 3,690 | - | - | 3,690 | 7,457 |
| Almshouses Assoc Subscriptions | 500 | - | - | 500 | 400 |
| Misc. expenses | 1,018 | - | - | 1,018 | 223 |
| Bank chgs | 67 | - | - | 67 | 65 |
| Sub total | 100,296 | - | - | 100,296 | 172,498 |
| A4 Asset and investment purchases. (see table) | | | | | |
| | - | - | - | - | - |
| | - | - | - | - | - |
| Sub total | - | - | - | - | - |
| Total payments | 100,296 | - | - | 100,296 | 172,498 |
| Net of receipts/(payments) | 334 | - | - | 334 | 4,735 |
| A5 Transfers between funds | 141 | - | - | 141 | 7,340 |
| A6 Cash funds last year end | 8,346 | - | - | 8,346 | 5,741 |
| Cash funds this year end | 8,821 | - | - | 8,821 | 8,346 |

Section B Statement of assets and liabilities at the end of the period

| Categories | Details | Unrestricted funds to nearest £ | Restricted funds to nearest £ | Endowment funds to nearest £ |
|--|--------------------------|---------------------------------|-------------------------------|------------------------------|
| B1 Cash funds | HSBC Treasurer's Account | 8,821 | - | - |
| | | - | - | - |
| | | - | - | - |
| | Total cash funds | 8,821 | - | - |
| (agree balances with receipts and payments account(s)) | | | | |

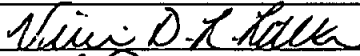

| Categories | Details | Unrestricted funds to nearest £ | Restricted funds to nearest £ | Endowment funds to nearest £ |
|---------------------------------|----------------------------|---------------------------------|-------------------------------|------------------------------|
| B2 Other monetary assets | CCLA/COIF | - | - | 11,604 |
| | M&G Holdings | - | - | 199,148 |
| | GF Harris Allday Portfolio | - | - | 157,576 |
| | | - | - | - |
| | | - | - | - |
| | | - | - | - |

| Categories | Details | Fund to which asset belongs | Cost (optional) | Current value (optional) |
|-----------------------------|--------------------------|-----------------------------|-----------------|--------------------------|
| B3 Investment assets | Freehold Property | | - | 2,360,000 |
| | Orchard at Cleobury Road | | - | 30,000 |
| | | | - | - |
| | | | - | - |
| | | | - | - |

| Categories | Details | Fund to which asset belongs | Cost (optional) | Current value (optional) |
|---|---------|-----------------------------|-----------------|--------------------------|
| B4 Assets retained for the charity's own use | | | - | - |
| | | | - | - |
| | | | - | - |
| | | | - | - |
| | | | - | - |
| | | | - | - |
| | | | - | - |
| | | | - | - |
| | | | - | - |

| Categories | Details | Fund to which liability relates | Amount due (optional) | When due (optional) |
|-----------------------|---------|---------------------------------|-----------------------|---------------------|
| B5 Liabilities | | | - | |
| | | | - | |
| | | | - | |
| | | | - | |
| | | | - | |

Signed by one or two trustees on behalf of all the trustees

| Signature | Print Name | Date of approval |
|---|------------|------------------|
|  | V. LITTLE | 10.04.25 |
|  | TR Pearson | 21 |



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

Bewdley Almshouses Charity

**On accounts for the year
ended**

31st December 2024

**Charity no
(if any)**

1197611

Set out on pages

1 to 2

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31st December 2024.

**Responsibilities and
basis of report**

As the charity trustees of the Trust, 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 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 which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

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

Signed:

Date:

17-4-2025

Name:

David Charlton

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

FCCA

Address:

**DRUMBANNON, 121A WYRE HILL, BEWDLEY, WORCESTERSHIRE
DY12 2UQ**

BEWDLEY ALMSHOUSES

England & Wales - Charity number 1197611

Accounts

BEWDLEY ALMSHOUSES

Financial Statements

For the year ended 31st December 2023

Bewdley Almshouses Charity
Annual Report & Accounts year ended 31st December 2023
Registered Charity No. 1197611

The Trustees for the 2023 period were:

Mr James Richard PERRIN (Chairman)

Mrs Susan Kathleen PERRIN

Mrs Janet Mary INCE

Ms Barbara Mary LONGMORE

Mrs Vivien Doreen Lilian LITTLE (Vice-Chairman)

Mrs Teresa Elizabeth FRIAR

Mr Martin John GUARD

Councillor Rob STANCZYSZYN (Ex Officio Trustee appointed 4th May 2022 to 4th May 2023)

Councillor Sarah BILLETT (Ex Officio Trustee appointed 4th May 2023 to present date)

The Trustee body comprises persons with excellent local knowledge and who reside within the community. Day-to-day management is organised by the clerk (Sharon HARVEY), who has extensive financial knowledge and experience of property management matters.

The scheme 1197611 provides that the Almshouses belonging to the charity shall provide for the extraordinary repair, improvement and rebuilding of the Almshouses for the benefit of residents as considered appropriate. The trustees make it a condition that a resident beneficiary shall be required to contribute a weekly sum towards the cost of maintaining the Almshouses and essential services. The Trustees may consider other conditions as considered appropriate.

The charity operates in accordance with the National Association of Almshouse Standards of and Management. Each site of Almshouses is a Grade II listed building and with this comes an ongoing high maintenance budget.

It should be noted that as at the 31st December 2023 and during the initial period of operation of this new incorporated charity (commenced 21st January 2022), that the properties assets are held within the unincorporated trust known as the Burltons, Cookes and Sayers Almshouses (charity 1088784).

Finally, the trustees are still awaiting the transfer of property assets of charity 1088784 to this charity. The Land Registry are experiencing some delays in processing these matters.

Clerk to the Trustees/Almshouse Manager
1, Gardners Meadow, Bewdley DY12 2DG



CHARITY COMMISSION
FOR ENGLAND AND WALES

Bewdley Almshouses 1197611

Receipts and payments accounts

CC16a

For the period from 01/01/2023 To 31/12/2023

Section A Receipts and payments

| | Unrestricted funds to the nearest £ | Restricted funds to the nearest £ | Endowment funds to the nearest £ | Total funds to the nearest £ | Last year to the nearest £ |
|---|--|--------------------------------------|-------------------------------------|---------------------------------|-------------------------------|
| A1 Receipts | | | | | |
| Weekly Maintenance | 48,252 | - | - | 48,252 | 10,992 |
| Misc (utility refunds) | - | - | - | - | - |
| Dividends M&G | 2,648 | - | - | 2,648 | - |
| Dividends CCLA | 312 | - | - | 312 | - |
| Harris Allday Dividends | 3,914 | - | - | 3,914 | - |
| Misc (refunds on utility bills) | 2,637 | - | - | 2,637 | 165 |
| | - | - | - | - | - |
| | - | - | - | - | - |
| Sub total (Gross income for AR) | 57,763 | - | - | 57,763 | 11,157 |
| A2 Asset and investment sales, (see table). | | | | | |
| M&G Investments | 110,000 | - | - | 110,000 | - |
| | - | - | - | - | - |
| Sub total | 110,000 | - | - | 110,000 | - |
| Total receipts | 167,763 | - | - | 167,763 | 11,157 |
| A3 Payments | | | | | |
| Gross salaries & NIC | 25,939 | - | - | 25,939 | 6,579 |
| Rent Rates & Water | 1,652 | - | - | 1,652 | 1,252 |
| Lighting & Heating | 919 | - | - | 919 | - |
| Repairs, Renewals & Maintenance | 131,608 | - | - | 131,608 | 38,492 |
| Clerical/admin/expenses | 1,166 | - | - | 1,166 | 309 |
| Insurance | 3,016 | - | - | 3,016 | 3,278 |
| TV & Licensing | 53 | - | - | 53 | 53 |
| Legal, professional & Accountancy | 7,457 | - | - | 7,457 | 112 |
| Almshouses Assoc Subscriptions | 400 | - | - | 400 | - |
| Misc. expenses | 223 | - | - | 223 | 415 |
| Bank chgs | 65 | - | - | 65 | 26 |
| | - | - | - | - | - |
| Sub total | 172,498 | - | - | 172,498 | 50,516 |
| A4 Asset and investment purchases, (see table) | | | | | |
| | - | - | - | - | - |
| | - | - | - | - | - |
| Sub total | - | - | - | - | - |
| Total payments | 172,498 | - | - | 172,498 | 50,516 |
| Net of receipts/(payments) | - 4,735 | - | - | - 4,735 | - 39,359 |
| A5 Transfers between funds | 7,340 | - | - | 7,340 | 45,100 |
| A6 Cash funds last year end | 5,741 | - | - | 5,741 | - |
| Cash funds this year end | 8,346 | - | - | 8,346 | 5,741 |

PAGE 1

Section B Statement of assets and liabilities at the end of the period

| Categories | Details | Unrestricted funds to nearest £ | Restricted funds to nearest £ | Endowment funds to nearest £ |
|----------------------|--------------------------|---------------------------------|-------------------------------|------------------------------|
| B1 Cash funds | HSBC Treasurer's Account | 8,346 | - | - |
| | | - | - | - |
| | | - | - | - |
| | Total cash funds | 8,346 | - | - |

(agree balances with receipts and payments account(s))



| Categories | Details | Unrestricted funds to nearest £ | Restricted funds to nearest £ | Endowment funds to nearest £ |
|---------------------------------|----------------------------|---------------------------------|-------------------------------|------------------------------|
| B2 Other monetary assets | CCLA/COIF | - | - | 11,348 |
| | M&G Holdings | - | - | 221,024 |
| | GF Harris Allday Portfolio | - | - | 155,598 |
| | | - | - | - |
| | | - | - | - |
| | | - | - | - |

| Categories | Details | Fund to which asset belongs | Cost (optional) | Current value (optional) |
|-----------------------------|--------------------------|-----------------------------|-----------------|--------------------------|
| B3 Investment assets | Orchard at Cleobury Road | | - | 30,000 |
| | | | - | - |
| | | | - | - |
| | | | - | - |
| | | | - | - |

| Categories | Details | Fund to which asset belongs | Cost (optional) | Current value (optional) |
|---|---------|-----------------------------|-----------------|--------------------------|
| B4 Assets retained for the charity's own use | | | - | - |
| | | | - | - |
| | | | - | - |
| | | | - | - |
| | | | - | - |
| | | | - | - |
| | | | - | - |
| | | | - | - |

| Categories | Details | Fund to which liability relates | Amount due (optional) | When due (optional) |
|-----------------------|---------|---------------------------------|-----------------------|---------------------|
| B5 Liabilities | | | - | |
| | | | - | |
| | | | - | |
| | | | - | |
| | | | - | |

Signed by one or two trustees on behalf of all the trustees

| Signature | Print Name | Date of approval |
|---|---------------|------------------|
| X  | J. PERRIN | 8/4/24 |
| X  | V.D.L. LITTLE | 8/4/24 |



Section A Independent Examiner's Report

**Report to the trustees/
members of**

Bewdley Almshouses Charity

**On accounts for the year
ended**

31st December 2023

**Charity no
(if any)**

1197611

Set out on pages

1 to 2

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31st December 2023.

**Responsibilities and
basis of report**

As the charity trustees of the Trust, 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 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 which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

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

Signed: 

Date: 11-4-2024

Name: David Charlton

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

FCCA

Address:

DRUMBANNON, 121A WYRE HILL, BEWDLEY, WORCESTERSHIRE
DY12 2UQ

BEWDLEY ALMSHOUSES

England & Wales - Charity number 1197611

Accounts



CHARITY COMMISSION
FOR ENGLAND AND WALES

Bewdley Almshouses

1197611

Receipts and payments accounts

CC16a

For the period
from

21/01/2022

To

31/12/2022

Section A Receipts and payments

| | Unrestricted funds to the nearest £ | Restricted funds to the nearest £ | Endowment funds to the nearest £ | Total funds to the nearest £ | Last year to the nearest £ |
|---|--|--------------------------------------|-------------------------------------|---------------------------------|-------------------------------|
| A1 Receipts | | | | | |
| Weekly Maintenance | 10,992 | - | - | 10,992 | - |
| Misc(utility refunds) | 165 | - | - | 165 | - |
| | - | - | - | - | - |
| | - | - | - | - | - |
| | - | - | - | - | - |
| | - | - | - | - | - |
| | - | - | - | - | - |
| Sub total (Gross income for AR) | 11,157 | - | - | 11,157 | - |
| A2 Asset and investment sales, (see table). | | | | | |
| | - | - | - | - | - |
| | - | - | - | - | - |
| Sub total | - | - | - | - | - |
| Total receipts | 11,157 | - | - | 11,157 | - |
| A3 Payments | | | | | |
| Gross salaries & NIC | 6,579 | - | - | 6,579 | - |
| Rent Rates & Water | 1,252 | - | - | 1,252 | - |
| Repairs, Renewals & Maintenance | 38,492 | - | - | 38,492 | - |
| Clerical/admin/expenses | 309 | - | - | 309 | - |
| Insurance | 3,278 | - | - | 3,278 | - |
| TV & Licensing | 53 | - | - | 53 | - |
| Legal, Professional & Accountancy | 112 | - | - | 112 | - |
| Misc. expenses | 415 | - | - | 415 | - |
| Bank charges | 26 | - | - | 26 | - |
| Sub total | 50,516 | - | - | 50,516 | - |
| A4 Asset and investment purchases, (see table) | | | | | |
| | - | - | - | - | - |
| | - | - | - | - | - |
| Sub total | - | - | - | - | - |
| Total payments | 50,516 | - | - | 50,516 | - |
| Net of receipts/(payments) | - 39,359 | - | - | - 39,359 | - |
| A5 Transfers between funds | | | | | |
| Transfer of funds from other a/c | 45,100 | - | - | 45,100 | - |
| A6 Cash funds last year end | | | | | |
| Cash funds this year end | 5,741 | - | - | 5,741 | - |

Section B Statement of assets and liabilities at the end of the period

| Categories | Details | Unrestricted funds to nearest £ | Restricted funds to nearest £ | Endowment funds to nearest £ |
|--|--------------------------|------------------------------------|----------------------------------|---------------------------------|
| B1 Cash funds | HSBC Treasurer's Account | 5,741 | - | - |
| | | - | - | - |
| | | - | - | - |
| | Total cash funds | 5,741 | - | - |
| (agree balances with receipts and payments account(s)) | | | | |

| Categories | Details | Unrestricted funds to nearest £ | Restricted funds to nearest £ | Endowment funds to nearest £ |
|---------------------------------|---------|------------------------------------|----------------------------------|---------------------------------|
| B2 Other monetary assets | | - | - | - |
| | | - | - | - |
| | | - | - | - |
| | | - | - | - |
| | | - | - | - |
| | | - | - | - |

| Categories | Details | Fund to which asset belongs | Cost (optional) | Current value (optional) |
|-----------------------------|---------|-----------------------------|-----------------|--------------------------|
| B3 Investment assets | | | - | - |
| | | | - | - |
| | | | - | - |
| | | | - | - |
| | | | - | - |

| Categories | Details | Fund to which asset belongs | Cost (optional) | Current value (optional) |
|---|---------|-----------------------------|-----------------|--------------------------|
| B4 Assets retained for the charity's own use | | | - | - |
| | | | - | - |
| | | | - | - |
| | | | - | - |
| | | | - | - |
| | | | - | - |
| | | | - | - |
| | | | - | - |

| Categories | Details | Fund to which liability relates | Amount due (optional) | When due (optional) |
|-----------------------|---------|---------------------------------|-----------------------|---------------------|
| B5 Liabilities | | | - | |
| | | | - | |
| | | | - | |
| | | | - | |
| | | | - | |

Signed by one or two trustees on behalf of all the trustees

| | | |
|-----------|------------|------------------|
| Signature | Print Name | Date of approval |
| | | |

Bewdley Almshouses Charity
Annual Report & Accounts year ended 31st December 2022
Registered Charity No. **1197611**

The Trustees for the 2022 period were:

Mr James Richard PERRIN (Chairman)

Mrs Susan Kathleen PERRIN

Mrs Janet Mary INCE

Ms Barbara Mary LONGMORE

Mrs Vivien Doreen Lilian LITTLE

Mrs Teresa Elizabeth FRLAR (Appointed 25th May 2022)

Reverend Megan GIBBINS

Councillor Paul HARRISON (Ex Officio Trustees Mayor 1st January 2022 – 13th April 2022)

Councillor Rod STANCZYSZYN Mayor (Ex Officio Trustee Appointed 4th May 2022)

The Trustee body comprises persons with excellent local knowledge and who reside within the community. Day-to-day management is organised by the clerk (Sharon HARVEY), who has extensive financial knowledge and experience of property management matters.

The scheme 1197611 provides that the Almshouses belonging to the charity shall provide for the extraordinary repair, improvement and rebuilding of the Almshouses for the benefit of residents as considered appropriate. The trustees make it a condition that a resident beneficiary shall be required to contribute a weekly sum towards the cost of maintaining the Almshouses and essential services. The Trustees may consider other conditions as considered appropriate.

The charity operates in accordance with the National Association of Almshouse Standards of and Management. Each site of Almshouses is a Grade II listed building and with this comes an ongoing high maintenance budget.

It should be noted that as at the 31st December 2022 and during the initial period of operation of this new incorporated charity (commenced 21st January 2022), that the properties and investment assets were held within the unincorporated trust known as the Burltons, Cookes and Sayers Almshouses (charity 1088784).

Finally, the trustees anticipate the transfer of assets and liabilities of charity 1088784 to this charity will be completed in early 2023.

Clerk to the Trustees/Almshouse Manager
1, Gardners Meadow, Bewdley DY12 2DG