

# **BEWDLEY ALMSHOUSES**

## **Financial Statements**

**For the year ended 31<sup>st</sup> 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

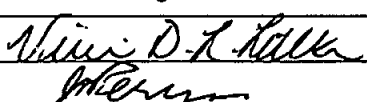
To

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 £
<b>A1 Receipts</b>					
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	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>70,630</b>	<b>-</b>	<b>-</b>	<b>70,630</b>	<b>57,763</b>
<b>A2 Asset and investment sales, (see table).</b>					
M&G Investments	30,000	-	-	30,000	110,000
	-	-	-	-	-
<b>Sub total</b>	<b>30,000</b>	<b>-</b>	<b>-</b>	<b>30,000</b>	<b>110,000</b>
<b>Total receipts</b>	<b>100,630</b>	<b>-</b>	<b>-</b>	<b>100,630</b>	<b>167,763</b>
<b>A3 Payments</b>					
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
<b>Sub total</b>	<b>100,296</b>	<b>-</b>	<b>-</b>	<b>100,296</b>	<b>172,498</b>
<b>A4 Asset and investment purchases. (see table)</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total payments</b>	<b>100,296</b>	<b>-</b>	<b>-</b>	<b>100,296</b>	<b>172,498</b>
<b>Net of receipts/(payments)</b>	<b>334</b>	<b>-</b>	<b>-</b>	<b>334</b>	<b>- 4,735</b>
<b>A5 Transfers between funds</b>	<b>141</b>	<b>-</b>	<b>-</b>	<b>141</b>	<b>7,340</b>
<b>A6 Cash funds last year end</b>	<b>8,346</b>	<b>-</b>	<b>-</b>	<b>8,346</b>	<b>5,741</b>
<b>Cash funds this year end</b>	<b>8,821</b>	<b>-</b>	<b>-</b>	<b>8,821</b>	<b>8,346</b>

## 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 £
<b>B1 Cash funds</b>	HSBC Treasurer's Account	8,821	-	-
		-	-	-
		-	-	-
	<b>Total cash funds</b>	8,821	-	-
	(agree balances with receipts and payments account(s))			
<b>B2 Other monetary assets</b>	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
	CCLA/COIF	-	-	11,604
	M&G Holdings	-	-	199,148
	GF Harris Allday Portfolio	-	-	157,576
		-	-	-
		-	-	-
		-	-	-
<b>B3 Investment assets</b>	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	Freehold Property		-	2,360,000
	Orchard at Cleobury Road		-	30,000
			-	-
			-	-
<b>B4 Assets retained for the charity's own use</b>	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
<b>B5 Liabilities</b>	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
			-	
			-	
			-	
			-	
Signed by one or two trustees on behalf of all the trustees		Signature	Print Name	Date of approval
			V. LITTLE TR P... ..	10.04.25 v1



**Section A**

**Independent Examiner's Report**

**Report to the trustees/  
members of**

**Bewdley Almshouses Charity**

**On accounts for the year  
ended**

**31<sup>st</sup> 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 31<sup>st</sup> 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						
<b>INCOME</b>						<b>Year 2024</b>
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
<b>Totals</b>						<b>£70,630</b>
<b>EXPENDITURE</b>						
	<b>Description</b>					
	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
	<b>Total</b>					<b>-£100,296</b>
	<b>Income less expenditure</b>					<b>£29,666</b>
	Transfer funds from old bank account					£141
	Transfer funds from M&G investments					£30,000
	<b>Surplus income over expenditure</b>					<b>£475</b>

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**

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from

01/01/2024

To

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			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
<b>B5 Liabilities</b>		Fund to which liability relates	Amount due (optional)	When due (optional)
			-	
			-	
			-	
			-	
			-	
			-	
			-	
			-	
			-	
Signed by one or two trustees on behalf of all the trustees	Signature	Print Name	Date of approval	
	<i>V. Little</i>	V. LITTLE	10.04.25	
	<i>TR P...</i>	TR P...	v1	



**Section A**

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**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**