

WILLIAM BARRINGER CHARITY

England & Wales · Charity number 200110

Details

Status Registered

Legal form Other

Registered 1970-01-19

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

Contact

Address Meeting Farm
West End
Stevington
Bedford
MK43 7QU

Phone 01234 822074

Activities

Objects: ALMHOUSES FOR OLD PEOPLE OF STEVINGTON AND THE BENEFIT OF THE ALMSPEOPLE WHO SHALL BE POOR PERSONS OF GOOD CHARACTER WHO HAVE RESIDED IN THE PARISH OF STEVINGTON FOR NOT LESS THAN THREE YEARS NEXT PRECEDING THE TIME OF THEIR APPOINTMENT WHO FROM AGE, ILL-HEALTH, ACCIDENT OR INFIRMITY ARE WHOLLY OR IN PART, UNABLE TO MAINTAIN THEMSELVES BY THEIR OWN EXERTIONS, AND WHO IF MEN ARE NOT LESS THAN SIXTY AND IF WOMEN NOT LESS THAN FIFTY YEARS OF AGE, PROVIDED THAT IN THE ABSCENCE OF SUITABLE CANDIDATES OF THE PRESCRIBED AGE, PERSONS OTHERWISE DULY QUALIFIED AND AS NEARLEY UNDER THE AGE AS MAY BE SHALL BE ELIGIBLE.

Activities: Holding in the charity trust five almshouses and land bequeathed under the will of William Barringer in 1631; the management and maintenance thereof and the provision of residential accomodation to almspeople eligible under the terms of the trust.

Classification

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

Geography

- Area of benefit: STEVINGTON
- Bedford

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£26,124	£70,924	-	-
2023-12-31	£25,441	£10,407	-	-
2022-12-31	£22,289	£22,930	-	-
2021-12-31	£21,859	£17,648	-	-
2020-12-31	£20,699	£15,763	-	-

Trustees

Name	Role	Appointed
Heather Mary Eadie		2023-02-03
Helen Prentice		
Janet Day		2024-04-01
Keith William Parkinson		2023-03-31

WILLIAM BARRINGER CHARITY

England & Wales - Charity number 200110

Accounts

CHARITY REGISTRATION NUMBER: 200110

William Barringer Charity
Unaudited Financial Statements
31 December 2024

William Barringer Charity

Financial Statements

Year ended 31 December 2024

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William Barringer Charity

Trustees' Annual Report

Year ended 31 December 2024

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

Reference and administrative details

Registered charity name	William Barringer Charity
Charity registration number	200110
Principal office	Meeting Farm, West End, Stevington, Bedford, MK43 7QU
The trustees	Mr K Parkinson Mrs H Prentice Mrs H Eadie Mrs J Day (Appointed 1 April 2024) Mr R Adams (Resigned 31 March 2024) Mr D Norton (Resigned 31 March 2024)

Independent examiner	Theresa-Anne Warren FCA 8 The Old Yard Lodge Farm Business Centre Wolverton Road Castlethorpe Milton Keynes MK19 7ES
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Structure, governance and management

Brief History

The Almshouses were created from the 1632 Will of William Barringer. He was born in Stevington and had land in the village. He left the residue of his estate for "the building and making of.... almshouses for poor men." They were first built in 1634. The first recording of the charity itself was in 1641, when the Vicar of Stevington and others sought to ensure that the almshouses were run as intended by William Barringer and not for profit of the executors of his will. The defendants were ordered to hand over the house and £400 to the claimants, who in 1651 then used the money to buy land at Crowlands in Pavenham to support the almshouses and the poor people in them.

Both the almshouses and the land continue to be beneficially owned by the charity and administered as originally intended. In 1836 the then Vicar of Stevington and others created a more legal footing and during the 19th century various deeds and agreements were created to administer the charity, culminating in the 1911 Deed still in existence today. In 1841 the almshouses were rebuilt, on their original foundations, keeping the original stone window mullions and the dormer windows, using the existing materials where ever possible. Gradually during the latter half of the 20th century the almshouses have had kitchens and bathrooms added behind the old houses, and central heating to improve the quality of life for the beneficial residents.

Governing document

The unincorporated charity, with charity reference number 200110, is governed by the latest Trust Deed dated 24 January 1911 and registered with the Charity Commission on 19 January 1970. It is administered by the Trustees in accordance with its Administration Rules, as updated in 2015.

William Barringer Charity

Trustees' Annual Report *(continued)*

Year ended 31 December 2024

Trustees

In accordance with the Administration Rules, the board of trustees shall consist of 6 members, as follows:

- One Ex-Officio Trustee, to be the Vicar of St Mary's, Stevington (*position currently vacant*)
- One Nominated Trustee, to be appointed by the Stevington Parish Council
- Four Co-opted Trustees

With exception of the Ex-Officio Trustee position, the trustees shall generally remain in office for a term of 3 years.

New trustees are provided with copies of the governing document and rules of the charity, together with most recently completed accounts and the Residents Regulations. They are directed to the Charity Commission guidance available online in regard to their obligations and duties as Trustees.

Objectives and activities

The purpose of the Charity is to provide Almshouses for those in need who have a direct connection with Stevington. The Charity owns five freehold cottages in Park Road, Stevington, together with 26 acres of land at Pavenham which at present forms part of the Pavenham Golf Course. Properties are kept in good repair and routine management is dealt with by the trustees.

The trustees have complied with their duty to have due regard to the guidance, published by The Charity Commission (specifically PB2), on public benefit in exercising their powers or duties.

Achievements and performance

During 2024 there have been no changes to our Beneficiaries, we are delighted that all have remained with us.

The previous Chairman, Richard Adam, retired in March 2024 when he moved to Dubai. And at the same time Dan Norton also retired, as he was leaving the village. We would like to thank them both very much for their work and commitment to the Charity.

We are very pleased to have welcomed Janet Day as a new trustee in April 2024, as the representative of Stevington Parish Council.

Weekly contributions were not increased in 2024. However, the Trustees did increase contributions with effect from 1st January 2025, up from £60 per week to £65 per week, having not increased them since the Autumn of 2017. The weekly contributions will continue to be reviewed annually.

During 2024 we undertook major renovation of the drains and path ways, together with building a pedestrian ramp to the left-hand side of the front garden, from the outside pavement up to the almshouses. There were also ongoing repairs to all premises.

We recommenced our Electronic Document Storage project in July 2024, with assistance from an IT specialist, who has volunteered to help us, with planning, setting up and implementing the new system.

William Barringer Charity

Trustees' Annual Report (continued)

Year ended 31 December 2024

Financial review

During the year the charity received total income of £56,124 (2023: £25,441). This included a £30,000 drawdown from the M&G investment portfolio (2023: £Nil) to support major renovation works. The remainder income is principally derived from resident contributions and rent from land held at Pavenham.

Expenditure for the year, before transfers to the investment fund account, totalled £60,549 (2023: £10,032)

The charity further transferred £10,375 (2023: £375) to its investment fund account.

Net decrease to bank and cash balances held was £14,800 (2023: increase £15,035) to leave closing cash balances of £8,106 (2023: £22,906)

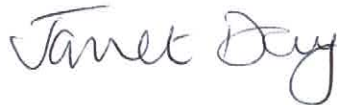
The value of the invested funds in M&G Charity Multi Asset Fund (CMAF) ended the year in a buoyant position and stood at £339,079 (2023: £331,792)

Plans for future periods

The trustees had a very positive meeting with the Beneficiaries during the autumn to discuss future plans for the building upkeep and the grounds. This is very much a positive two-way flow of information, ideas and concerns.

The trustees' annual report was approved on 29.10.25 and signed on behalf of the board of trustees by:

Mrs J Day
Trustee



Mrs H Prentice
Trustee



William Barringer Charity

Independent Examiner's Report to the Trustees of William Barringer Charity

Year ended 31 December 2024

I report to the trustees on my examination of the financial statements of William Barringer Charity ('the charity') for the year ended 31 December 2024.

Responsibilities and basis of report

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

I report in respect of my examination of the charity's financial statements 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 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 financial statements do not accord with those records; or

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.



Theresa-Anne Warren FCA
Independent Examiner

8 The Old Yard
Lodge Farm Business Centre
Wolverton Road
Castlethorpe
Milton Keynes
MK19 7ES

29/10/25

William Barringer Charity

Receipts and Payments Account

Year ended 31 December 2024

		2024 Total funds (Unrestricted) £	2023 Total funds (Unrestricted) £
RECEIPTS			
Charitable activities	2	26,113	25,431
Dividend income		11	10
Proceeds on sale of investments		30,000	-
Total income		<u>56,124</u>	<u>25,441</u>
PAYMENTS			
Expenditure on charitable activities	3	60,549	10,032
Other expenditure	4	10,375	375
Total expenditure		<u>70,924</u>	<u>10,407</u>
Net income/(expenditure)		<u>(14,800)</u>	<u>15,034</u>
Reconciliation of bank and cash balances			
Bank and cash balance brought forward		22,906	7,872
Bank and cash balance carried forward		<u>8,106</u>	<u>22,906</u>

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

The notes on pages 7 to 8 form part of these financial statements.

William Barringer Charity

Statement of Assets and Liabilities

31 December 2024

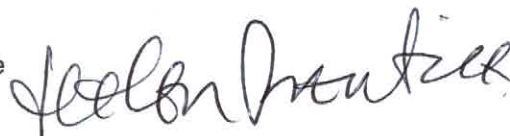
	Note	2024 £	2023 £
Fixed assets			
Tangible fixed assets	5	-	-
Investments	6	98,796	95,986
		<u>98,796</u>	<u>95,986</u>
Current assets			
Cash at bank and in hand		8,106	22,906
		<u>8,106</u>	<u>22,906</u>
Net current assets			
		<u>8,106</u>	<u>22,906</u>
Total assets less current liabilities		<u>106,902</u>	<u>118,892</u>
Funds of the charity			
Unrestricted funds		106,902	118,892
Total charity funds		<u>106,902</u>	<u>118,892</u>

These financial statements were approved by the board of trustees and authorised for issue on 29.10.25, and are signed on behalf of the board by:

Mrs J Day
Trustee



Mrs H Prentice
Trustee



The notes on pages 7 to 8 form part of these financial statements.

William Barringer Charity

Notes to the Financial Statements

Year ended 31 December 2024

1. General information

The charity is a public benefit entity and a registered charity in England and Wales and is unincorporated. The address of the principal office is Meeting Farm, West End, Stevington, Bedfordshire, MK43 7QU.

2. Charitable activities

	Total Funds 2024	Total Funds 2023
	£	£
All Unrestricted Funds		
Contributions from Residential Beneficiaries	14,080	13,080
Income from Rent of Land	12,033	12,351
	<u>26,113</u>	<u>25,431</u>

3. Expenditure on charitable activities

	Total Funds 2024	Total Funds 2023
	£	£
All Unrestricted Funds		
Insurances	1,724	1,922
Utilities	1,817	1,233
Premises and garden upkeep	2,331	4,003
Building repairs and maintenance:		
- Regular expenditure	2,872	1,787
- Major Works	50,148	-
National Association for Almshouses	277	163
Administration and sundry costs	271	305
Courses	210	240
Secretarial services	899	379
	<u>60,549</u>	<u>10,032</u>

4. Other expenditure

	Total Funds 2024	Total Funds 2023
	£	£
All Unrestricted Funds		
Addition to CMAF investment fund	10,375	375

William Barringer Charity

Notes to the Financial Statements *(continued)*

Year ended 31 December 2024

5. Tangible fixed assets

As outlined on page 1 of the Trustees report, the charity owns 5 almshouses at Stevington and 26 acres of land at Pavenham, which were created and bequeathed to the charity under the terms of the will of William Barringer in 1632. The properties are consequently carried at nil cost and no formal valuation of the assets has been carried out.

6. Investments

	Listed investments £
Cost or valuation	
At 1 January 2024	95,986
Additions	10,375
Disposals	<u>(7,565)</u>
At 31 December 2024	<u>98,796</u>
Carrying amount	
At 31 December 2024	<u>98,796</u>
At 31 December 2023	<u>98,796</u>

The above investments are all held in the M&G Charity Multi Asset Fund and are shown at cost. As at 31 December 2024 the investments had a market value of £339,079 (2023: £331,792).

WILLIAM BARRINGER CHARITY

England & Wales - Charity number 200110

Accounts

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Trustee's annual report

Independent examiner's report to the trustees

Receipts and payments account

Statement of assets and liabilities

Notes to the financial statements

William Barringer Charity
Unaudited Financial Statements
31 December 2023

William Barringer Charity

Trustees' Annual Report

Year ended 31 December 2023

The trustees present their report and the unaudited financial statements of the charity for the year ended 31 December 2023.

Reference and administrative details

Registered charity name William Barringer Charity
Charity registration number 200110
Principal office Meeting Farm, West End, Stevington, Bedford, MK43 7QU

The trustees

Mr R Adams	(Resigned 31 March 2024)
Mrs H Eadie	
Mr D Norton	(Resigned 31 March 2024)
Mr K Parkinson	(Appointed 1 April 2023)
Mrs H Prentice	
Mrs R Stanbridge	(Resigned 31 March 2023)
Mrs J Day	(Appointed 1 April 2024)

Independent examiner

Theresa-Anne Warren FCA
8 The Old Yard
Lodge Farm Business Centre
Wolverton Road
Castlethorpe
Milton Keynes
MK19 7ES

Structure, governance and management

Brief History

The Almshouses were created from the 1632 Will of William Barringer. He was born in Stevington and had land in the village. He left the residue of his estate for "the building and making of... almshouses for poor men." They were first built in 1634. The first recording of the charity itself was in 1641, when the Vicar of Stevington and others sought to ensure that the almshouses were run as intended by William Barringer and not for profit of the executors of his will. The defendants were ordered to hand over the house and £400 to the claimants, who in 1651 then used the money to buy land at Crowlands in Pavenham to support the almshouses and the poor people in them.

Both the almshouses and the land continue to be beneficially owned by the charity and administered as originally intended. In 1836 the then Vicar of Stevington and others created a more legal footing and during the 19th century various deeds and agreements were created to administer the charity, culminating in the 1911 Deed still in existence today. In 1841 the almshouses were rebuilt, on their original foundations, keeping the original stone window mullions and the dormer windows, using the existing materials where ever possible. Gradually during the latter half of the 20th century the almshouses have had kitchens and bathrooms added behind the old houses, and where possible improved to improve the quality of life for the beneficial residents.

Governing document

The unincorporated charity, with charity reference number 200110, is governed by the latest Trust Deed dated 24 January 1911 and registered with the Charity Commission on 19 January 1970. It is administered by the Trustees in accordance with its Administration Rules, as updated in 2015.

William Barringer Charity

Trustees' Annual Report (continued)

Year ended 31 December 2023

Trustees

In accordance with the Administration Rules, the board of trustees shall consist of 6 members, as follows:

- One Ex-Officio Trustee, to be the Vicar of St Mary's, Stevington (*position currently vacant*)
- One Nominated Trustee, to be appointed by the Stevington Parish Council
- Four Co-opted Trustees

With exception of the Ex-Officio Trustee position, the trustees shall generally remain in office for a term of 3 years.

New trustees are provided with copies of the governing document and rules of the charity, together with most recently completed accounts and the Residents Regulations. They are directed to the Charity Commission guidance available online in regard to their obligations and duties as Trustees.

Objectives and activities

The purpose of the Charity is to provide Almshouses for those in need who have a direct connection with Stevington. The Charity owns five freehold cottages in Park Road, Stevington, together with 26 acres of land at Pavenham which at present forms part of the Pavenham Golf Course. Properties are kept in good repair and routine management is dealt with by the trustees.

The trustees have complied with their duty to have due regard to the guidance, published by The Charity Commission (specifically PB2), on public benefit in exercising their powers or duties.

Achievements and performance

During 2023 there have been no changes to our Beneficiaries, all have remained with us.

Weekly contributions were not increased in 2023 as it was felt the current amount continues to enable the Charity to meet the costs for maintenance and administration of the Almshouses. The weekly contributions will continue to be reviewed annually.

In 2023 we replaced some of the rear wooden fencing.

Sadly Rosie Stanbridge decided to resign in March 2023. Rosie had served as Secretary and then Trustee for over 20 years. We would like to thank her for all her hard work. We will miss her help and wealth of knowledge of the Charity, and wish her well in her late retirement.

Financial review

During the year the charity received total income of £25,441 (2022: £22,289) principally from resident contributions and rent from land held at Pavenham.

Expenditure for the year, before transfers to the investment fund account, totalled £10,032 (2022: £22,930)

The charity further transferred £375 (2022: £10,375) to its investment fund account.

Net increase to bank and cash balances held was £15,035 (2022: decrease £11,016) to leave closing cash balances of £22,906 (2022: £7,872)

The value of the invested funds in M&G Charity Multi Asset Fund (CMAF) ended the year in a buoyant position and stood at £331,792 (2022: £312,046)

William Barringer Charity

Trustees' Annual Report (continued)

Year ended 31 December 2023

Plans for future periods

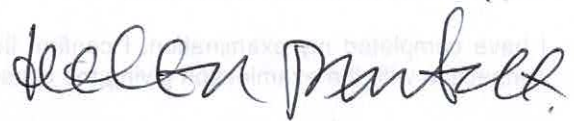
Further maintenance work has been planned for 2024, including renovation of the drains and pathways, the new pedestrian ramp and further window replacement.

The trustees had a very positive meeting with the Beneficiaries during the autumn to discuss future plans for the building upkeep and the grounds. This is very much a positive two-way flow of information, ideas and concerns.

The trustees' annual report was approved on 23 October 2024 and signed on behalf of the board of trustees by:



Mr K Parkinson
Trustee



Mrs H Prentice
Trustee

William Barringer Charity

Independent Examiner's Report to the Trustees of William Barringer Charity

Year ended 31 December 2023

I report to the trustees on my examination of the financial statements of William Barringer Charity ('the charity') for the year ended 31 December 2023.

Responsibilities and basis of report

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

I report in respect of my examination of the charity's financial statements 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 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 financial statements do not accord with those records; or
3. the financial statements 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.

Theresa-Anne Warren FCA
Independent Examiner

8 The Old Yard
Lodge Farm Business Centre
Wolverton Road
Castlethorpe
Milton Keynes
MK19 7ES

William Barringer Charity

Receipts and Payments Account

Year ended 31 December 2023

	Note	2023 Total funds (Unrestricted) £	2022 Total funds (Unrestricted) £
RECEIPTS			
Charitable activities	2	25,431	22,280
Dividend income		10	9
Total income		<u>25,441</u>	<u>22,289</u>
PAYMENTS			
Expenditure on charitable activities	3	10,032	22,930
Other expenditure	4	375	10,375
Total expenditure		<u>10,407</u>	<u>33,305</u>
Net income/(expenditure)		<u>15,034</u>	<u>(11,016)</u>
Reconciliation of bank and cash balances			
Bank and cash balance brought forward		7,872	18,888
Bank and cash balance carried forward		<u>22,906</u>	<u>7,872</u>

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

The notes on pages 7 to 8 form part of these financial statements.


William Barringer Charity

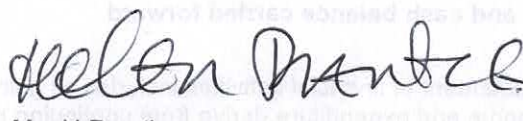
Statement of Assets and Liabilities

31 December 2023

	Note	2023 £	2022 £
Fixed assets			
Tangible fixed assets	5	-	-
Investments	6	95,986	95,611
		<u>95,986</u>	<u>95,611</u>
Current assets			
Cash at bank and in hand		22,906	7,872
Net current assets		<u>22,906</u>	<u>7,872</u>
Total assets less current liabilities		<u>118,892</u>	<u>103,483</u>
Funds of the charity			
Unrestricted funds		118,892	103,483
Total charity funds		<u>118,892</u>	<u>103,483</u>

These financial statements were approved by the board of trustees and authorised for issue on 23 Oct 2024, and are signed on behalf of the board by:


Mr K Parkinson
Trustee


Mrs H Prentice
Trustee

The notes on pages 7 to 8 form part of these financial statements.

William Barringer Charity

Notes to the Financial Statements

Year ended 31 December 2023

1. General information

The charity is a public benefit entity and a registered charity in England and Wales and is unincorporated. The address of the principal office is Meeting Farm, West End, Stevington, Bedfordshire, MK43 7QU.

2. Charitable activities

	Total Funds 2023 £	Total Funds 2022 £
All Unrestricted Funds		
Contributions from Residential Beneficiaries	13,080	11,520
Income from Rent of Land	12,351	10,760
	<u>25,431</u>	<u>22,280</u>

3. Expenditure on charitable activities

	Total Funds 2023 £	Total Funds 2022 £
All Unrestricted Funds		
Insurances	1,922	1,681
Utilities	1,233	1,114
Premises and garden upkeep	4,003	2,341
Building repairs and maintenance	1,787	16,541
National Association for Almshouses	163	156
Administration and sundry costs	305	253
Courses	240	-
Secretarial services	379	844
	<u>10,032</u>	<u>22,930</u>

4. Other expenditure

	Total Funds 2023 £	Total Funds 2022 £
All Unrestricted Funds		
Addition to CMAF investment fund	375	10,375

William Barringer Charity

Notes to the Financial Statements (continued)

Year ended 31 December 2023

5. Tangible fixed assets

As outlined on page 1 of the Trustees report, the charity owns 5 Almshouses at Stevington and 26 acres of land at Pavenham, which were created and bequeathed to the charity under the terms of the will of William Barringer in 1632. The properties are consequently carried at nil cost and no formal valuation of the assets has been carried out.

6. Investments

	Listed investments
	£
Cost or valuation	
At 1 January 2023	95,611
Additions	375
At 31 December 2023	95,986
Carrying amount	
At 31 December 2023	95,986
At 31 December 2022	95,611

The above investments are all held in the M&G Charity Multi Asset Fund and are shown at cost. As at 31 December 2023 the investments had a market value of £331,792 (2022: £312,046).