

**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

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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

### 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 19<sup>th</sup> 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 20<sup>th</sup> 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

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### 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 1<sup>st</sup> 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

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### 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)

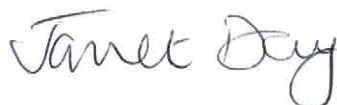
The value of the invested funds in M&G Charity Multi Asset Fund (CMAF) ended the year in a buoyant position and stood at £339,079 (2023: £331,792)

### 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

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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) £
	Note		
<b>RECEIPTS</b>			
Charitable activities	2	26,113	25,431
Dividend income		11	10
Proceeds on sale of investments		30,000	-
<b>Total income</b>		<u>56,124</u>	<u>25,441</u>
<b>PAYMENTS</b>			
Expenditure on charitable activities	3	60,549	10,032
Other expenditure	4	10,375	375
<b>Total expenditure</b>		<u>70,924</u>	<u>10,407</u>
<b>Net income/(expenditure)</b>		<u>(14,800)</u>	<u>15,034</u>
 <b>Reconciliation of bank and cash balances</b>			
Bank and cash balance brought forward		<u>22,906</u>	<u>7,872</u>
<b>Bank and cash balance carried forward</b>		<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 £
<b>Fixed assets</b>			
Tangible fixed assets	5	-	-
Investments	6	98,796	95,986
		<u>98,796</u>	<u>95,986</u>
<b>Current assets</b>			
Cash at bank and in hand		8,106	22,906
<b>Net current assets</b>		<u>8,106</u>	<u>22,906</u>
<b>Total assets less current liabilities</b>		<u>106,902</u>	<u>118,892</u>
<b>Funds of the charity</b>			
Unrestricted funds		106,902	118,892
<b>Total charity funds</b>		<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

	<b>Total Funds 2024 £</b>	<b>Total Funds 2023 £</b>
<b>All Unrestricted Funds</b>		
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

	<b>Total Funds 2024 £</b>	<b>Total Funds 2023 £</b>
<b>All Unrestricted Funds</b>		
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

	<b>Total Funds 2024 £</b>	<b>Total Funds 2023 £</b>
<b>All Unrestricted Funds</b>		
Addition to CMAF investment fund	<u>10,375</u>	<u>375</u>

# William Barringer Charity

## Notes to the Financial Statements *(continued)*

Year ended 31 December 2024

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