

ANGIERS ALMSHOUSE CHARITY

England & Wales · Charity number 201068

Details

Other names	WALLINGFORD MUNICIPAL CHARITIES
Status	Registered
Legal form	Other
Registered	1961-11-13
Register	View on the Charity Commission register

Contact

Address Angiers Almshouse Charity
8A Castle Street
Wallingford
Oxfordshire
OX10 8DL

Phone 07778 821749

Email clerk@angiers.org.uk

Activities

Objects: ALMSHOUSES FOR POOR SINGLE PERSONS WHO (EXCEPT IN SPECIAL CASES TO BE APPROVED BY THE COMMISSIONERS) ARE RESIDENTS OF THE TOWN OF WALLINGFORD. PREFERENCE SHALL BE GIVEN TO WIDOWS OR WIDOWERS WHO AR QUALIFIED AS AFORESAID.

Activities: Provides accommodation to elderly people who have resided in, or have strong links to Wallingford

Classification

- **How:** Other Charitable Activities
- **What:** Accommodation/housing
- **Who:** Elderly/old People

Geography

- **Area of benefit:** TOWN OF WALLINGFORD
- Oxfordshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£31,169	£18,305	-	-
2024-03-31	£25,816	£13,085	-	-
2023-03-31	£23,812	£18,282	-	-
2022-03-31	£21,878	£11,486	-	-
2021-03-31	£20,058	£12,116	-	-

Trustees

Name	Role	Appointed
Christine Mary Sandall		2024-05-20
Elinor Carter		2023-07-12
Elisabeth Unsworth		2017-11-29
John Winters		2018-09-13
Matthew James Beard		2026-02-09
Mr B Tyrrell		2018-03-12
PAT HAYTON		
Rev Sarah Joy Nesbitt		2024-05-20
Rowland Anthony Rymer Hogg		2023-06-12
Teresa Harrison		2017-11-29
Vincent Kerrigan		2018-09-13

Linked charities

- HENRY FLUDGER (201068-1)
- FRANCIS BUNTING'S GIFT TO THE ALMSHOUSE CHARITY IN WALLINGFORD (201068-10)
- HENRIETTA COLES (201068-11)
- RICHARD DEACON (201068-12)
- HENRY WELLS REYNOLDS (201068-13)
- JOHN RICHARDSON (201068-14)
- JOHN WELLS ,THOMAS TOOVEY AND HIS WIFE ANN (201068-15)
- JOHN KIRBY HEDGES FOR ALMSHOUSES (201068-16)
- WIDDOWS GOLDINGS (201068-2)
- CHARLES MORRELL (201068-3)
- JOHN KIRBY HEDGES FOR COTTAGE HOSPITAL AND ALMSHOUSES (201068-4)
- SIR THOMAS BENNETT (201068-5)
- WALTER BIGG RELIEF IN NEED CHARITY (201068-6)
- ARCHBISHOP LAUD (201068-7)
- ANGIER'S ALMSHOUSES (201068-8)
- THE ALMSHOUSE CHARITY OF WILLIAM AND MARY ANGIER (201068-9)

ANGIERS ALMSHOUSE CHARITY

England & Wales - Charity number 201068

Accounts

Charity No: 201068
RSL No: A2481

ANGIERS ALMSHOUSE CHARITY
TRUSTEES' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

ANGIERS ALMSHOUSE CHARITY

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ANGIERS ALMSHOUSE CHARITY

Report of the Trustees For the year ended 31 March 2025

The Trustees present their report together with the financial statements for the year ended 31 March 2025. The financial statements have been prepared in accordance with the accounting policies set out in note 1 and relevant regulatory and legal requirements.

Reference and administrative information

Trustees who served during the year were:

Nominative Trustees

Mrs P Hayton (chair)
Mrs R Lester (resigned 3 February 2025)
Mrs E Unsworth
Mr B Tyrrell
Mr R Hogg
Miss E Carter
Mrs C Sandall

Co-optative Trustees

Mrs T Harrison
Mr V Kerrigan
Mr J Winters
Mr R Wall (resigned 3 February 2025)
Mr P Smith
Rev S Nesbitt

Charity Number

201068

Register of Social Housing Number

A2481

Charity Offices

8A Castle Street
Wallingford
Oxfordshire
OX10 8DL

Independent Examiner

Robert Oakes CTA
3 Park Road
Torquay
TQ1 4RQ

ANGIERS ALMSHOUSE CHARITY

Report of the Trustees For the year ended 31 March 2025

History and objectives

When John Angier died in 1680 he left £850 in trust to buy land on which to build an almshouse for six poor widows or widowers in Wallingford. In later years various gifts and legacies were made towards the upkeep of the almshouse. More recently, major modernisation and refurbishment was carried out in the 1980s. The standard of the almshouse and residents' accommodation is kept under regular review.

The charity was created by the amalgamation of several small charities by order of the Charity Commission and is governed by a scheme of amalgamation dated 22 February 1985. It is registered with the Charity Commission number 201068 and Register of Social Housing No. A2481. It is unincorporated.

Angiers Almshouse Charity owns the grade II listed property entitled "The Almshouse" in Wallingford which it maintains and administers. It is registered in the name of the Official Custodian for Charities. The Almshouse is used for the accommodation of persons who have resided in or have strong links with Wallingford. The object of the charity is to maintain the property for the benefit of the residents who live there. To be accepted residents have to demonstrate a financial need and their ability to live independently.

Structure, governance and management

The charity is managed by up to 13 trustees, of which seven are appointed by (but not necessarily members of) Wallingford Town Council and the remaining six, who should have special knowledge of Wallingford, are appointed by the trustees. Trustees receive no remuneration or other personal benefits and no transactions have taken place during the year in which any of the trustees have a financial interest.

There are at present two trustee vacancies and the trustees are in the process of deciding what skills, experience and expertise would best assist them in future. They will then commence enquiries, including obtaining personal recommendations and advertising to find suitable new trustees. All potential trustees will be vetted before appointment to ensure that they meet the required standards. All new appointments will be approved by the trustees as a whole.

The trustees are responsible for applying the income of the charity for the benefit of the six residents of the almshouse, the repair and maintenance of the building and the control of the finances of the charity to enable it to achieve its objectives.

The residents are charged a weekly maintenance contribution which is used towards the cost of maintaining the almshouse and essential services, including the administration of the charity.

All policies and major decisions are formally approved by the trustees who normally meet quarterly. The trustees confirm that they have had due regard for public benefit guidance published by the Charity Commission. The charity's objective of provision of almshouse accommodation for those in need in the vicinity of Wallingford is such a public benefit.

Achievements and performance

The charity is in the process of reviewing all procedures and documenting the principal policies involved in managing its objectives. It is planned to develop a new website to be operational in 2025 and, in due course, this will disclose important policy documents.

Financial review

The charity's income for the year of £31,169 (2024 £25,816) comprised maintenance contributions from residents of the almshouse of £27,000 plus dividends and interest income of £4,169. Expenditure on the repair and maintenance of the almshouse amounted to £13,479 and a further £3,129 was spent on other direct expenses. The cost of administration of the charity was £1,697. This gave rise to a surplus for the year of £12,864 (2024 £12,731) which has been added to the general fund.

ANGIERS ALMSHOUSE CHARITY

Report of the Trustees For the year ended 31 March 2025

The trustees have set aside an amount as an Extraordinary Repair Fund to provide for possible major repairs to the almshouse. Certain investments have been designated for this purpose and the income arising is added to the investments rather than being spent on other matters. The trustees have set the reserves policy on the basis that the value of these investments provides a satisfactory means for quantifying the fund, although this will be kept under review each year. The present amount of the fund is £122,073. The trustees are not aware of major expenditure on the almshouse that will be required in the near future.

The trustees have decided to keep funds of approximately £100,000 available for easy access, mainly in interest bearing bank deposit accounts, to cover normal expenditure needs and to make some allowance for unexpected costs. Additional sums are invested in funds approved for charities.

Investments increased in value by £8,144 of which £7,923 was added to the Extraordinary Repair Fund and the balance of £221 was transferred to the general fund.

The trustees consider that the unrestricted funds of the charity at 31 March 2025 of £261,684 were satisfactory and enable it to continue to meet its objectives.

Risk management

The trustees are in the process of carrying out a detailed assessment of all major risks affecting the charity and its operations. This is due for completion in 2025.

The trustees already have in place procedures for fire risk. The health and safety assessment is work in progress.


The charity obtains a professional report every five years into the state of repair of the almshouse building internally and externally and it follows the recommendations for repairs and remedial work on a systematic basis. The trustees frequently view the state of the building and the individual almshouses themselves and ensure, as far as possible, that it is maintained to a high standard.

The finances of the charity are closely monitored by the trustees, including review of investment performance, maximisation of interest income and internal controls over expenditure. Reserves and easily accessible funds are considered to provide sufficient resources in the event of adverse conditions.

Approval

This report was approved by the trustees on 4/8/25 and signed on their behalf by:


.....
Trustee


.....
Trustee

ANGIERS ALMSHOUSE CHARITY

Independent Examiner's Report To the Trustees of Angiers Almshouse Charity

I report to the trustees on my examination of the accounts of the charity for the year ended 31 March 2025, which are set out on pages 5 to 10.

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 charity's accounts carried out under section 145 of the 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 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 accounts do not accord with those records; or
3. the accounts 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.

Robert Oakes CTA

**3 Park Road
Torquay
TQ1 4RQ**

Date:

ANGIERS ALMSHOUSE CHARITY

**Statement of Financial Activities
For the year ended 31 March 2025**

	Notes	2025 £	2024 £
Incoming resources			
From charitable activities:			
Maintenance contributions		27,000	24,291
From generated funds:			
Dividends and interest	2	4,169	1,450
Other income		-	75
		<u>31,169</u>	<u>25,816</u>
Resources expended			
Charitable activities	3	16,608	11,180
Administrative expenses	4	1,697	1,905
		<u>18,305</u>	<u>13,085</u>
Net income before gains/(losses) from investments		12,864	12,731
Unrealised investment gains/(losses)		8,144	9,308
Net movement in funds for the year		<u>21,008</u>	<u>22,039</u>
Total funds brought forward		240,676	218,637
Total funds carried forward		<u><u>261,684</u></u>	<u><u>240,676</u></u>

Approved by the Trustees on 4/8/25 and signed on their behalf by:

.....
P. A. Hayton
Trustee

.....
T. Harris
Trustee

ANGIERS ALMSHOUSE CHARITY

**Balance Sheet
As at 31 March 2025**

	Notes	£	2025 £	£	2024 £
Fixed assets					
Almshouse property	5		8,229		8,229
Investments - Extraordinary Repair Fund	6		122,073		114,150
Investments - General	6		9,714		9,493
			<u>140,016</u>		<u>131,872</u>
Current assets					
Debtors	7	1,742		1,742	
Cash at bank	8	119,926		108,478	
			<u>121,668</u>	<u>110,220</u>	
Current liabilities					
Creditors				1,416	
			<u>121,668</u>	<u>108,804</u>	
Net current assets					108,804
Net assets			<u>261,684</u>		<u>240,676</u>
Represented by					
Unrestricted funds	11		<u>261,684</u>		<u>240,676</u>

Approved by the Trustees on 4/8/25 and signed on their behalf by:

.....
P. A. Hayton
Trustee

.....
Trustee

ANGIERS ALMSHOUSE CHARITY

Notes to the Financial Statements For the year ended 31 March 2025

1. Accounting policies

Basis of preparation

The financial statements have been prepared under the historical cost convention with the exception of investments which are included at market value. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued in October 2019, the Charities Act 2011, the Statement of Recommended Practice: Accounting by Registered Social Landlords, issued in May 2005 and the Accounting Requirements for Registered Social Landlords General Determination 2006.

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

Income

Maintenance contributions from residents, dividends and interest are included in the Statement of Financial Activities when they are receivable.

Expenditure

Expenditure on the almshouse and administrative expenses are included on an accruals basis.

Angiers Almshouse Charity is not registered for Value Added Tax. Where applicable, expenditure is shown inclusive of VAT.

Almshouse property

Angiers Almshouse in Wallingford, Oxfordshire was constructed in the seventeenth century and there is no record of the original cost and no value is attributed thereto. The book value shown comprises the cost of improvements carried out since 1981 less a Housing Association Grant (HAG). HAG is repayable under certain circumstances, primarily following the sale of a property but repayment is usually restricted to net proceeds of sale.

There is no charge for depreciation as the property is maintained in a satisfactory state of repair such that its value is in excess of book value.

Investments

Investments are included at market value. Gains or losses on revaluation are shown in the Statement of Financial Activities as unrealised gains or losses.

Fund accounting

The trustees have designated an Extraordinary Repair Fund for the extraordinary repair, improvement or rebuilding of the almshouse building. Although designated these funds remain unrestricted funds.

Unrestricted funds can be used at the discretion of the trustees in accordance with the charitable objects.

ANGIERS ALMSHOUSE CHARITY

Notes to the Financial Statements For the year ended 31 March 2025

2. Dividends and interest receivable	2025	2024
	£	£
Dividends	422	407
Interest receivable	3,747	1,043
	<u>4,169</u>	<u>1,450</u>
3. Expenditure on charitable activities	2025	2024
	£	£
Expenditure on almshouse		
Insurance	1,957	1,992
Electricity and gas	666	858
Water	506	755
Repairs and maintenance	13,479	7,575
	<u>16,608</u>	<u>11,180</u>
4. Other expenditure	2025	2024
	£	£
Administration	1,697	1,185
Independent examiner's fee	-	720
Trustees' emoluments	-	-
Staff costs	-	-
	<u>1,697</u>	<u>1,905</u>
5. Fixed assets - almshouse property		£
Cost of improvements: As at 1 April 2024 and 31 March 2025		157,976
Less Housing Association Grant: As at 1 April 2024 and 31 March 2025		149,747
Net book value As at 31 March 2024 and 31 March 2025		<u>8,229</u>

Angiers Almshouse Charity is a registered charity and is, therefore, exempt from taxation on its income and capital gains.

ANGIERS ALMSHOUSE CHARITY

Notes to the Financial Statements For the year ended 31 March 2025

6. Investments

	2025	2024
	£	£
Extraordinary Repair Fund		
Market value at beginning of the year	114,150	105,109
Increase/(decrease) in market value	7,923	9,041
Market value at the end of the year	122,073	114,150
996 National Association of Almshouses Investment Fund Accumulation Shares	122,073	114,150
General investments		
Market value at beginning of the year	9,493	9,226
Increase/(decrease) in market value	221	267
Market value at the end of the year	9,714	9,493
10,301 National Association of Almshouses Investment Fund Income Shares	9,588	9,097
88.39 BlackRock Charities UK Bond Fund A Income Shares	126	129
	9,714	9,226

7. Debtors

	2025	2024
	£	£
Weekly maintenance contribution due	-	451
Prepayments	1,742	1,720
	1,742	2,171

8. Cash at bank

	2025	2024
	£	£
Short term deposits	113,088	104,728
Current account	6,838	3,750
	119,926	108,478

9. CAPITAL COMMITMENTS

Angiers Almshouse Charity has no capital commitments

10. CONTINGENT LIABILITIES

At 31 March 2025 and 2024 there were no known contingent liabilities.

ANGIERS ALMSHOUSE CHARITY

**Notes to the Financial Statements
For the year ended 31 March 2025**

11. Unrestricted funds

	General Fund	Cyclical Repair Fund	Extraordinary Repair Fund	Revaluation Fund	Total
	£	£	£	£	£
Balance at 1 April 2024	126,526		114,150		240,676
Surplus for the year	12,864				12,864
Investment gains/(losses)	221		7,923		8,144
Balance at 31 March 2025	<u>139,611</u>	<u>-</u>	<u>122,073</u>	<u>-</u>	<u>261,684</u>

	General Fund	Cyclical Repair Fund	Extraordinary Repair Fund	Revaluation Fund	Total
	£	£	£	£	£
Balance at 1 April 2023	103,023	4,575	105,136	5,903	218,637
Surplus for the year	12,731				12,731
Investment gains/(losses)			9,041	267	9,308
Transfers	10,772	(4,575)	(27)	(6,170)	-
Balance at 31 March 2024	<u>126,526</u>	<u>-</u>	<u>114,150</u>	<u>-</u>	<u>240,676</u>

ANGIERS ALMSHOUSE CHARITY

England & Wales - Charity number 201068

Accounts

Charity No : 201068
RSL No : A2481

ANGIERS ALMSHOUSE CHARITY
TRUSTEES' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

ANGIERS ALMSHOUSE CHARITY

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ANGIERS ALMSHOUSE CHARITY

REFERENCE AND ADMINISTRATIVE INFORMATION

Nominative Trustees:	Mrs P Hayton Mrs R Lester Mrs Unsworth Mr B Tyrell Mr R Hogg (appointed 12 June 2023) Mrs E Carter (appointed 12 July 2023) Mrs C Sandall (appointed 20 May 2024)
Co-optative Trustees:	Mr A Rogers (resigned 5 February 2024) Mrs T Harrison Mr V Kerrigan Mr J Winters Mr R Wall (appointed 12 June 2023) Mr P Smith (appointed 12 June 2023) Rev S Nesbitt (appointed 20 May 2024)
Charity No:	201068
Housing Corporation No:	A2481
Charity Offices:	8A Castle Street Wallingford Oxon OX10 8DL
Independent Examiner:	Stuart Bates Wenn Townsend Chartered Accountants 10 Broad Street Abingdon Oxon OX14 3LH

ANGIERS ALMSHOUSE CHARITY
REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MARCH 2024

The Trustees present their report together with the financial statements for the year ended 31 March 2024. The financial statements have been prepared in accordance with the accounting policies set out in note 1 and relevant regulatory and legal requirements.

Trustees

The trustees who have served during the year are shown on page 1. Appointment of trustees is governed by the deed of amalgamation issued by the Charity Commissioners in 1985. The nominative trustees are appointed by Wallingford Town Council. Co-optative trustees are appointed by a resolution of the trustees.

Constitution, objects and policies-

The Charity was created in 1985 by the amalgamation of several small charities by order of the Charity Commission and is governed by a deed of amalgamation. It is registered with the Charity Commission No. 201068 and Housing Corporation No. A2481.

Angiers Almshouse Charity owns the property entitled "The Almshouse" which it maintains and administers. The Almshouse is used for the accommodation of elderly persons who have resided in or have strong links with Wallingford. The object of the charity is to apply the income for the benefit of the residents of the almshouse.

All major policies are approved by a meeting of the trustees. The trustees confirm that they have complied with the duty in Section 17 of the Charities Act 2011 to have due regard to public benefit guidance published by the Charity Commission.

Development, activities and achievements

The details of incoming resources and of resources expended are shown on page 4. The trustees consider that the results for the year were satisfactory.

Risk management

The trustees actively review major risks the charity faces on a regular basis and believe that maintaining reserves at current levels will provide sufficient resources in the event of adverse conditions. The trustees also review other operational and business risks faced by the charity in order to mitigate the significant risks.

Reserves policy

The trustees operate a policy whereby unrestricted funds are maintained at sufficient levels to enable unrestricted expenditure to be adequately funded.

Investment policy

The charity invests funds set aside for exceptional expenses into funds managed by the National Association of Almshouses. The charity also has other unrestricted investments as shown in note 9 of the accounts.

Approval

This report was approved by the trustees on 25 September 2024 and signed on their behalf by:

P Hayton
.....
Trustee

T Harrison
.....
Trustee

ANGIERS ALMSHOUSE CHARITY
INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES OF ANGIERS ALMSHOUSE CHARITY

I report to the charity trustees on my examination of the accounts of the charity for the year ended 31 March 2024, which are set out on pages 4 to 11.

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 charity's accounts carried out under section 145 of the 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 matter has 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 accounts do not accord with those records; or
3. the accounts 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.

Stuart Bates BA FCA

Wenn Townsend
Chartered Accountants
10 Broad Street
Abingdon
Oxon
OX14 3LH

Date: 30 September 2024

ANGIERS ALMSHOUSE CHARITY

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 MARCH 2024**

	Notes	Total Unrestricted	Total Unrestricted
		2024 £	2023 £
INCOMING RESOURCES			
From charitable activities:			
Weekly maintenance contribution – almshouse	2	24,291	23,400
From generated funds:			
Investment income	3	1,450	412
Other income:			
Donation		75	-
TOTAL INCOMING RESOURCES		<u>25,816</u>	<u>23,812</u>
RESOURCES EXPENDED			
Charitable activities	4	11,180	16,265
Other costs	5	1,905	2,017
TOTAL RESOURCES EXPENDED		<u>13,085</u>	<u>18,282</u>
NET INCOMING RESOURCES FOR THE YEAR		12,731	5,530
Unrealised investment gains/(losses)		9,308	(1,333)
NET MOVEMENT IN FUNDS FOR THE YEAR	7	<u>22,039</u>	<u>4,197</u>
Total funds brought forward		218,637	214,440
TOTAL FUNDS CARRIED FORWARD		<u>240,676</u> =====	<u>218,637</u> =====

There were no recognised gains or losses for 2024 or 2023 other than those included in the statement of financial activities.

Approved by the Trustees on 25 September 2024 and signed on their behalf by:

P Hayton
.....
Trustee

T Harrison
.....
Trustee

ANGIERS ALMSHOUSE CHARITY

**BALANCE SHEET
AS AT 31 MARCH 2024**

	Notes	2024		2023	
		£	£	£	£
FIXED ASSETS	9				
Housing properties			8,229		8,229
Investments – Extraordinary repair fund			114,150		105,109
Investments – General fund			9,493		9,226
			<u>131,872</u>		<u>122,564</u>
 CURRENT ASSETS					
Debtors	10	1,742		2,171	
Cash at bank and in hand		108,478		94,764	
			<u>110,220</u>		<u>96,935</u>
 CREDITORS : Amounts falling due within one year	11	1,416		862	
 NET CURRENT ASSETS :			108,804		96,073
 NET ASSETS			<u>240,676</u> =====		<u>218,637</u> =====
 FUNDS					
Unrestricted funds	15		240,676 =====		218,637 =====

Approved by the Trustees on 25 September 2024 and signed on their behalf by:

P Hayton
.....
Trustee

T Harrison
.....
Trustee

ANGIERS ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

1. ACCOUNTING POLICIES

1.1 Basis of preparation of financial statements

The financial statements have been prepared under the historical cost convention with the exception of investments which are included at market value. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued in October 2019, the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Charities Act 2011, the Statement of Recommended Practice: Accounting by Registered Social Landlords, issued in May 2005 and the Accounting Requirements for Registered Social Landlords General Determination 2006.

1.2 Tangible fixed assets for use by the charity

Angiers Almshouse Wallingford was constructed in the seventeenth century and there is no record of the original cost and no value is attributed thereto.

The housing properties' cost relates to improvements carried out since 1981 which were funded by a Housing Corporation Grant; a mortgage loan from the Housing Corporation secured by a charge on housing, land and buildings and from the Angiers Almshouse Charity's own resources. As the properties are maintained in a state of repair such that their residual value is not less than their improvement cost or carrying amount, the annual charge for depreciation is nil.

1.3 Incoming resources

Weekly maintenance contribution income and investment income are included in incoming resources when they are receivable.

1.4 Resources expended

Expenditure is included on an accruals basis.

Expenditure on the almshouse comprises all the costs of running and maintaining the property, including the cost of cyclical maintenance and extraordinary repairs.

Other costs comprise costs for the running of the charity itself as an organisation.

1.5 Housing Association Grant

Housing Association Grant (HAG) is paid by the Housing Corporation to reduce the cost of development and is, therefore, shown as a deduction from the cost of housing properties on the balance sheet. HAG is repayable under certain circumstances, primarily following the sale of a property but repayment is usually restricted to net proceeds of sale.

1.6 Value Added Tax

Angiers Almshouse Charity is not registered for Value Added Tax. In these financial statements, where applicable, expenditure is shown inclusive of VAT.

1.7 Investments

Investments are included at market value.

ANGIERS ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2024

1.8 Fund accounting

Funds held by the charity are either:

Unrestricted general funds – these are funds, which can be used in accordance with the charitable objects at the discretion of the trustees.

Designated funds – these are funds set aside by the trustees out of unrestricted general funds for specific future purposes.

Further explanations of the nature and purpose of each fund are included in the note 15.

2. PARTICULARS OF INCOME FROM RESIDENTS

	2024	2023
	£	£
Maintenance contribution due	25,038	23,400
Less voids and write offs	(747)	-
	24,291	23,400
	=====	=====

3. INTEREST RECEIVABLE AND OTHER INCOME

	2024	2023
	£	£
Bank interest	1,043	46
Listed investments (all UK)	407	366
	1,450	412
	=====	=====

4. EXPENDITURE ON CHARITABLE ACTIVITIES

	2024	2023
	£	£
Expenditure on almshouse		
Insurance	1,992	1,717
Electricity and gas	858	494
Water	755	399
Repairs and maintenance	7,575	13,655
	11,180	16,265
	=====	=====

5. OTHER COSTS

	2024	2023
	£	£
Governance		
Administration	250	250
Training	95	-
Telephone	62	62
Website expenses	60	172
Accountancy	720	660
Subscriptions	568	516
Sundries	150	357
	1,905	2,017
	=====	=====

ANGIERS ALMSHOUSE CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024**

6. TRUSTEES' EMOLUMENTS

None of the trustees received any emoluments. A contribution was paid to Wallingford Town Council as follows:

	2024	2023
Use of facilities	£250 =====	£250 =====

7. NET MOVEMENT IN FUNDS FOR THE YEAR

	2024	2023
The net movement in funds for the year is stated after charging -		
Independent Examiner's fee	£720 =====	£660 =====

8. TAXATION

Angiers Almshouse Charity is a Registered Charity, and is, therefore, exempt from liability to taxation on its income and capital gains.

ANGIERS ALMSHOUSE CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024**

**9. FIXED ASSETS:
Housing properties**

	£
Cost of improvements: As at 1 April 2023 and 31 March 2024	157,976
Less Housing Association Grant: As at 1 April 2023 and 31 March 2024	149,747
Net book value: As at 31 March 2023 and 31 March 2024	<hr style="width: 100%;"/> 8,229 =====

The almshouses were constructed in the seventeenth century. There is no record of the original cost and no value is attributed thereto. The above details relate to improvements carried out since 1981 which were funded by Housing Corporation grants totalling £149,747 and a residual mortgage loan of £14,217 which has been repaid.

Investments – Extraordinary repair fund

	2024	2023
	£	£
Market value as at 1 April 2023	105,109	106,050
Net gain/(loss) on revaluation	9,041	(941)
	<hr style="width: 100%;"/> 114,150 =====	<hr style="width: 100%;"/> 105,109 =====

Investments (all UK) at market value comprised:

996 National Association of Almshouses Investment Fund Accumulation Shares	114,150	105,109
	<hr style="width: 100%;"/> =====	<hr style="width: 100%;"/> =====

These investments have been purchased from funds set aside for extraordinary repairs. Gains on these investments are allocated to the Designated Extraordinary Repair Fund.

Investments – General fund

	2024	2023
	£	£
Market value as at 1 April 2023	9,226	9,617
Net gain/(loss) on revaluation	267	(391)
As at 31 March 2024	<hr style="width: 100%;"/> 9,493 =====	<hr style="width: 100%;"/> 9,226 =====

Investments (all UK) at market value comprised:

10,301 National Association of Almshouses Investment Fund Income Shares	9,365	9,097
88.39 BlackRock Charities UK Bond Fund A Income Shares	128	129
	<hr style="width: 100%;"/> 9,493 =====	<hr style="width: 100%;"/> 9,226 =====
Cost as at 31 March 2024	<hr style="width: 100%;"/> 3,322 =====	<hr style="width: 100%;"/> 3,322 =====

ANGIERS ALMSHOUSE CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024**

10. DEBTORS

	2024	2023
	£	£
Weekly maintenance contribution due	-	451
Prepayments	1,742	1,720
	<u>1,742</u>	<u>2,171</u>
	=====	=====

11. CREDITORS: Amounts falling due within one year

	2024	2023
	£	£
Accruals	1,416	862
	<u>1,416</u>	<u>862</u>
	=====	=====

12. CAPITAL COMMITMENTS

Angiers Almshouse Charity has no capital commitments

13. CONTINGENT LIABILITIES

At 31 March 2024 and 2023 there were no known contingent liabilities.

14. ANALYSIS OF NET ASSETS BETWEEN FUNDS

	General Funds	Designated Funds	Total Funds
	£	£	£
Tangible fixed assets	8,229	-	8,229
Investments	9,493	114,150	123,643
Current assets	110,220	-	110,220
Current liabilities	(1,416)	-	(1,416)
	<u>126,526</u>	<u>114,150</u>	<u>240,676</u>
Net assets at 31 March 2024	=====	=====	=====

ANGIERS ALMSHOUSE CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024**

15. FUNDS

	At 1 April 2023	Incoming resources	Outgoing resources	Invest- ment gains	Transfer s	At 31 March 2024
	£	£	£	£	£	£
Unrestricted funds:						
Designated cyclical maintenance fund	4,575	-	-	-	(4,575)	-
Designated extraordinary repair fund	105,136	-	-	9,041	(27)	114,150
Designated revaluation fund	5,903	-	-	267	(6,170)	-
General funds	103,023	25,816	(13,085)	-	10,772	126,526
	218,637	25,816	(13,085)	9,308	-	240,676

	At 1 April 2022	Incoming resources	Outgoing resources	Invest- ment losses	Transfer s	At 31 March 2023
	£	£	£	£	£	£
Unrestricted funds:						
Designated cyclical maintenance fund	7,864	-	(6,169)	-	2,880	4,575
Designated extraordinary repair fund	105,688	-	-	(942)	390	105,136
Designated revaluation fund	6,294	-	-	(391)	-	5,903
General funds	94,594	23,812	(12,113)	-	(3,270)	103,023
	214,440	23,812	(18,282)	(1,333)	-	218,637

Purposes of designated funds:

Cyclical maintenance fund	The trustees have decided that this fund is no longer required, and the balance has been transferred to General funds.
Extraordinary repair fund	Providing for the extraordinary repair, improvement or rebuilding of the almshouse.
Revaluation fund	The trustees have decided that this fund is no longer required, and the balance has been transferred to General funds.