

THE HILLIER ALMSHOUSES

England & Wales · Charity number 201218

Details

Other names HILLIERS CHARITY

Status Registered

Legal form Other

Registered 1962-01-30

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

Contact

Address Hilliers Almshouse Charity
Hillier House
Farnham Road
Guildford
GU2 7LT

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Website www.hillierhouse.org.uk

Activities

Objects: ALMSHOUSES FOR POOR WOMEN WHO ARE NOT LESS THAN 45 YEARS OF AGE AND ARE MEMBERS OF THE CHURCH OF ENGLAND OR OF SOME CONGREGATION OF PROTESTANT DISSENTERS OR METHODISTS, PREFERENCE TO BE GIVEN TO APPLICANTS WHO HAVE BEEN DOMESTIC SERVANTS AND HAVE BECOME INCAPACITATED FOR WORK.

Activities: provider of warden assisted sheltered housing for ladies over 60 years old who are of limited means

Classification

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

Geography

- **Area of benefit:** NOT DEFINED (IN PRACTICE GUILDFORD).
- Surrey

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£284,738	£189,408	-	-
2024-03-31	£345,875	£176,554	-	-
2023-03-31	£231,270	£191,734	-	-
2022-03-31	£194,214	£141,298	-	-
2021-03-31	£197,827	£120,332	-	-

Trustees

Name	Role	Appointed
Philip Stacey	Chair	2023-05-05
ANN DRY		2018-05-16
Dr SUSAN ELIZABETH SNASHALL		
Josephine Radley		2017-10-17
Louise Piper		2024-05-20
Mark Ryan		2020-10-13
Sarah Mackenzie		2020-10-13

THE HILLIER ALMSHOUSES

England & Wales - Charity number 201218

Accounts

**Report of the Trustees and
Unaudited Financial Statements for the Year Ended 31 March 2025
for
Hillier Almshouses**

Brewers Chartered Accountants
Unit 3
Birtley Courtyard
Bramley
Surrey
GU5 0LA

**Contents of the Financial Statements
for the Year Ended 31 March 2025**

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Hillier Almshouses

Report of the Trustees for the Year Ended 31 March 2025

Constitution

The Charity is also known as Hilliers Charity Reg no. 201218 and operates from Hillier House, Farnham Road, Guildford GU2 7LT.

The Charity's governing document is a Charity Commission Scheme dated 31st October 1995 (last amended 6th February 2006).

STRUCTURE, GOVERNANCE AND MANAGEMENT

REFERENCE AND ADMINISTRATIVE DETAILS

Mr Phillip Stacey	Chair
Dr Susan Snashall	
Mrs Nathalie Antoinet	Resigned 17.11.25
Mrs Jo Radley	
Mrs Ann Dry	
Mr Mark Ryan	
Mrs Sarah McKenzie	
Mrs Louise Piper	Appointed 20.5.24

The Charity has appointed the Official Custodian for Charities as the registered proprietor with the Land Registry.

The Patron: The Right Honourable The Earl of Onslow.

The trustees are aided in running the Charity by the clerk/manager. The full board of trustees meets 3 times per year. The chairman and clerk/manager meet on a monthly basis and encourage at least one other trustee to join all of these meetings.

The appointing bodies are:

Church Meeting of Guildford United Reformed Church
Parochial Church Council of the Ecclesiastical Parish of St Nicolas, Guildford
Trustees of Guildford Methodist Church.

The Charity's :

Reporting Accountant is Brewers Chartered Accountants, 3 Birtley Courtyard, Bramley GU5 0LA

Bank Current Account is Lloyds, 147 High Street, Guildford GU1 3AG

Bank Deposit Account is CCLA Investment Management Ltd, 80 Cheapside, London EC2V 6DZ

Solicitor is Moore Barlow LLP, The Oriel, Sydenham Road, Guildford GU1 3SR

**Report of the Trustees
for the Year Ended 31 March 2025**

Principal Activities for the Public Benefit

The purpose of the Charity, founded in 1800, is to provide accommodation for poor women of good character who are not less than 45 years of age and members of the Church of England or of some congregation of Protestant Dissenters or Methodists. The Charity is managed by the Board of Trustees which employs a Clerk/Manager, a Finance Officer and a Non-Resident Warden.

The Charity owns Hillier House, built in 1970, which provides sheltered accommodation for older women. Currently the scheme has nine 1-bed roomed flats and 20 studios which are all self-contained. At the beginning of the accounting year, 1 April 2024 there were no voids and at the end of the period, 31 March 2025 there were no voids.

The Charity's income must not be used directly in the relief of rates, taxes or other public funds but may supplement relief or assistance provided out of public funds.

The Trustees confirm they have referred to the Charity Commission's general guidance on public benefit when reviewing the Charity's aims and objectives and in considering the future activities of the Charity.

Recruitment and Appointment of Trustees

At the start of 2024/25 the Charity had one vacancy on the board of trustees which was filled during the year; when required, the Board of Trustees seeks to recruit new trustees to balance various skills required to manage the Charity.

Trustee Induction and Training

All new trustees are welcomed into Hillier House and spend time meeting the other trustees, staff and residents to understand the operations of the Charity. Training is, by necessity, tailored to individual needs depending on the knowledge gaps and experience of the individual involved and full advantage is taken of the training provided by the Almshouse Association. Four of our trustees took advantage of attending the Almshouse seminar during October.

Staff

The Charity continues to employ 3 members of staff and are committed to nurturing and training them. The Almshouse Association on-line training facility was fully utilised in addition to off-line training during the year for First Aid and Fire Marshal.

Review of the Year and the Future

During 2024/25, once again, the trustees have continued their objective of providing a high standard of maintenance, happy community spirit, and safe environment for residents whilst continuing to improve and modernise the building and facilities. The trustees and staff strive to keep Hillier House as an attractive and desirable place to live in a changing and competitive independent living sector.

All statutory risk assessments were carried out, generally by professional bodies. The major financial and physical risks identified by the trustees, to which the Charity is exposed, continue to be reviewed on a regular basis and systems established to mitigate those risks.

Essential maintenance work, safety checks (both mandatory and recommended), servicing, etc were constantly reviewed to ensure health and safety requirements were upheld. Other maintenance work continued with the aim to redecorate the flats and studios with contemporary white walls and grey carpets (for those residents who would like it) being completed. Work continues to redecorate the corridors white and upgrade the grab rails.

Unfortunately, during May Hillier House suffered a major flood due to elderly cold-water main pipework which was over 50 years old. This is the second such flood in the space of 3 years and although our insurance company paid the claim it became very evident to the trustees that much of the cold-water main pipework needed upgrading. In early 2025 significant and comprehensive work was undertaken to replace the majority of the pipes from the water main on the street through to the point of division to individual flats and studios. All pipework was replaced in the lofts removing the need for cold water tanks as we now have a mains feed system. This work will also eradicate virtually all risk of legionella as the system is sealed.

**Report of the Trustees
for the Year Ended 31 March 2025**

A second laundry was installed within a redundant shower room during the latter part of the year. The new laundry will reduce the distance the ladies on the west side of the building have to carry their washing.

The trustees are keen to commence work on the orangery during 2025, however, delays in obtaining planning consent continue to impede our ability to get this project started.

The residents take pride in their surroundings and their community. Their hard work in the garden earned them the silver award in the Guildford in Bloom competition. A small group of the "gardeners" enjoyed attending a reception at the Guildhall where they were presented with the award. During November the staff and residents were involved in a tree planting project in the garden; SCC donated 100 hedging trees which were planted along the car park fence and along boundary with the alley which in time it is hoped will provide an attractive hedge giving more privacy. Six fruit trees have been planted in the quiet garden to create a mini orchard.

Many social events were organised throughout the year including fish and chip lunches, parties - including a disco, etc and an excellent Christmas lunch on a boat travelling up the Thames. Various clubs also took place including knitting, art classes and bingo. Exchange visits were enjoyed between Hillier House and The Alice Cough almshouse in Bracknell, all the residents involved enjoyed the opportunity of spending time together.

Weekly Maintenance Contributions

The WMC is reviewed annually with any changes being implemented during the first week of April to coincide with the start of the Charity's financial year. Whilst the trustees remain committed to ensuring the charge remains fair and reasonable, the high rate of inflation earlier in the year proved challenging this year in particular, however the trustees are confident that Hillier House offers excellent value for money.

During the year the trustees made the decision to award a sum from the Bursary Fund to alleviate resident hardship.

Freehold Land and Buildings

The trustees consider that the market value of freehold land and buildings is in excess of the amount shown in the financial statements, but as these assets are used by the Charity to fulfil its principal activity and no disposals are envisaged, the excess is not quantified.

Reserves Policy

The charity aims to maintain a liquid reserve in cash and investments on the general fund equivalent to at least six months' management and service costs. The remaining bank reserves and current asset investments are allocated to improvement projects and to pay for any one-off unforeseen expenditure.

Investment Policy

Under its governing deed the charity is required to invest monies not needed for immediate working purposes. The trustees determine whether this should be in bank deposits or longer-term investments after taking appropriate advice.

Resident Involvement

The trustees are keen to empower the residents, creating an environment where feedback is welcomed, valued and wherever possible is acted upon. The Charity has a Facebook page which is regularly updated with photos and events which all resident's family and friends enjoy seeing and commenting on.

Statement of Trustees' Responsibilities

The trustees are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulations.

The law applicable to charities in England & Wales requires the trustees to prepare financial statements for each financial year in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). The trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period.

**Report of the Trustees
for the Year Ended 31 March 2025**

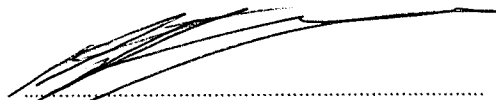
In preparing these financial statements, the trustees are required to:

- a) select suitable accounting policies and apply them consistently;
- b) observe the methods and principles in the Charities SORP;
- c) make judgments and accounting estimates that are reasonable and prudent;
- d) state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements.
- e) *prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue to operate.*

The trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Charity has made a surplus for the year of £95,330 (2024: £146,970).

Approved by order of the board of trustees on 17 Nov. 2024 and signed on its behalf by:


.....
Mr P Stacey - Trustee

Independent Examiner's Report to the Trustees of Hillier Almshouses

Independent examiner's report to the trustees of Hillier Almshouses

I report to the charity trustees on my examination of the accounts of Hillier Almshouses (the Trust) for the year ended 31 March 2025.

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 Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under Section 145(5)(b) of the Act.

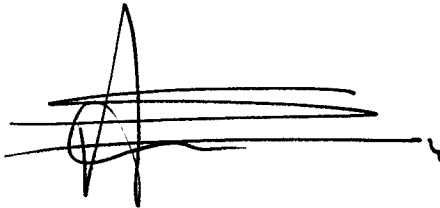
Independent examiner's statement

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

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 Trust 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.



A M Skilton

Brewers Chartered Accountants
Unit 3
Birtley Courtyard
Bramley
Surrey
GU5 0LA

Date: 21 Jun 2026

Hillier Almshouses

Statement of Financial Activities for the Year Ended 31 March 2025

	Notes	Unrestricted funds £	Restricted fund £	2025 Total funds £	2024 Total funds £
INCOME AND ENDOWMENTS FROM					
Charitable activities					
Charitable Activities		260,986	-	260,986	327,747
Investment income	2	23,752	-	23,752	18,127
Total		284,738	-	284,738	345,874
EXPENDITURE ON					
Charitable activities					
Charitable Activities		189,408	-	189,408	176,554
Net gains/(losses) on investments		-	-	-	(22,350)
NET INCOME		95,330	-	95,330	146,970
RECONCILIATION OF FUNDS					
Total funds brought forward		1,214,383	-	1,214,383	1,067,413
TOTAL FUNDS CARRIED FORWARD		1,309,713	-	1,309,713	1,214,383

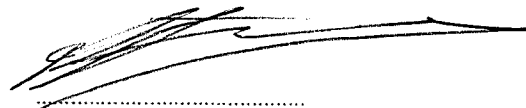
The notes form part of these financial statements

Hillier Almshouses

Balance Sheet
31 March 2025

	Notes	Unrestricted funds £	Restricted fund £	2025 Total funds £	2024 Total funds £
FIXED ASSETS					
Tangible assets	5	914,683	-	914,683	838,675
CURRENT ASSETS					
Debtors	6	6,592	-	6,592	5,952
Investments	7	220,614	-	220,614	206,294
Cash at bank and in hand		324,790	-	324,790	317,621
		<u>551,996</u>	<u>-</u>	<u>551,996</u>	<u>529,867</u>
CREDITORS					
Amounts falling due within one year	8	(11,420)	-	(11,420)	(14,165)
NET CURRENT ASSETS		<u>540,576</u>	<u>-</u>	<u>540,576</u>	<u>515,702</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>1,455,259</u>	<u>-</u>	<u>1,455,259</u>	<u>1,354,377</u>
PROVISIONS FOR LIABILITIES	10	(145,546)	-	(145,546)	(139,994)
NET ASSETS		<u>1,309,713</u>	<u>-</u>	<u>1,309,713</u>	<u>1,214,383</u>
FUNDS	11				
Unrestricted funds				1,309,713	1,214,383
TOTAL FUNDS				<u>1,309,713</u>	<u>1,214,383</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 17 Nov. 2025 and were signed on its behalf by:


Mr P Stacey - Trustee

The notes form part of these financial statements

**Notes to the Financial Statements
for the Year Ended 31 March 2025**

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Fixtures and fittings	- 10% on cost
Computer equipment	- 33% on cost

Taxation

The Hilliers Almshouses is not registered for Value Added Tax. In these financial statements, where applicable, expenditure is shown inclusive of VAT.

Fund accounting

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

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Housing properties

These are valued at cost. Depreciation is not charged in these accounts as due to a high property residual value the charge for the year and the accumulated depreciation are immaterial on an aggregate basis. The Board annually reviews the materiality of housing property depreciation.

The charity has, over a period of years, been upgrading the bathrooms and kitchens. Due to the substantial improvement involved in the upgrading the costs are included under Housing Properties and as such not depreciated due to immateriality. If an improved kitchen or bathroom is subsequently replaced this will be written off to the Income and Expenditure account.

Cyclical Repairs

Hilliers Almshouses has established a regular programme of cyclical repairs and maintenance. Costs are charged to the Revenue Account in the year in which they are incurred.

**Notes to the Financial Statements - continued
for the Year Ended 31 March 2025**

1. ACCOUNTING POLICIES - continued

Housing properties

Maintenance Projects

Maintenance projects unless representing improvements to properties, are charged to the revenue account in the year in which they are incurred.

Designated Reserves

These are reserves set aside by the Trustees for specific future purposes and projects.

2. INVESTMENT INCOME

	2025 £	2024 £
Deposit account interest	14,984	8,179
Investment income	8,768	9,948
	<u>23,752</u>	<u>18,127</u>

3. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2025 nor for the year ended 31 March 2024.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 March 2025 nor for the year ended 31 March 2024.

4. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted fund £	Total funds £
INCOME AND ENDOWMENTS FROM			
Charitable activities			
Charitable Activities	327,747	-	327,747
Investment income	18,127	-	18,127
Total	<u>345,874</u>	<u>-</u>	<u>345,874</u>
EXPENDITURE ON			
Charitable activities			
Charitable Activities	176,554	-	176,554
Net gains/(losses) on investments	(22,350)	-	(22,350)
NET INCOME	146,970	-	146,970
RECONCILIATION OF FUNDS			
Total funds brought forward	1,067,413	-	1,067,413

Notes to the Financial Statements - continued
for the Year Ended 31 March 2025

4. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted funds £	Restricted fund £	Total funds £
TOTAL FUNDS CARRIED FORWARD	<u>1,214,383</u>	<u>-</u>	<u>1,214,383</u>

5. TANGIBLE FIXED ASSETS

The Hillier Almshouses is built upon a piece of land which was gifted to the Trustees as joint tenants in 1879. The trustees consider that the market value of the freehold land and buildings is in excess of the amount shown in the financial statements, but as these assets are used by the charity to fulfil its principal activity and no disposals are envisaged, the excess is not quantified. In the year under review to end of March 2025, capital costs incurred in connection with creation of a new laundry room and installation of a new water main were added to the cost of the property.

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
Prepayments and accrued income	<u>6,592</u>	<u>5,952</u>

7. CURRENT ASSET INVESTMENTS

	2025 £	2024 £
Listed investments	<u>220,614</u>	<u>206,294</u>

The Trust did not sell any investments in the year under review and continues to hold 1,800 Charity Multi Asset Fund (formerly NAACIF) Accumulation Shares. (Base cost £66,300).

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2025 £	2024 £
Bank loans and overdrafts (see note 9)	-	7,350
Other creditors	<u>11,420</u>	<u>6,815</u>
	<u>11,420</u>	<u>14,165</u>

9. LOANS

An analysis of the maturity of loans is given below:

	2025 £	2024 £
Amounts falling due within one year on demand:		
Bank loans	<u>-</u>	<u>7,350</u>

Notes to the Financial Statements - continued
for the Year Ended 31 March 2025

10. PROVISIONS FOR LIABILITIES

	2025 £	2024 £
Investment revaluation reserve	<u>145,546</u>	<u>139,994</u>

11. MOVEMENT IN FUNDS

	At 1.4.24 £	Net movement in funds £	At 31.3.25 £
Unrestricted funds			
General fund	1,214,383	100,122	1,314,505
Designated Funds	-	(4,792)	(4,792)
	<u>1,214,383</u>	<u>95,330</u>	<u>1,309,713</u>
TOTAL FUNDS	<u>1,214,383</u>	<u>95,330</u>	<u>1,309,713</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	284,738	(184,616)	100,122
Designated Funds	-	(4,792)	(4,792)
	<u>284,738</u>	<u>(189,408)</u>	<u>95,330</u>
TOTAL FUNDS	<u>284,738</u>	<u>(189,408)</u>	<u>95,330</u>

Comparatives for movement in funds

	At 1.4.23 £	Net movement in funds £	At 31.3.24 £
Unrestricted funds			
General fund	1,066,589	47,353	1,113,942
Designated Funds	824	99,617	100,441
	<u>1,067,413</u>	<u>146,970</u>	<u>1,214,383</u>
TOTAL FUNDS	<u>1,067,413</u>	<u>146,970</u>	<u>1,214,383</u>

Notes to the Financial Statements - continued
for the Year Ended 31 March 2025

11. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	246,257	(176,554)	(22,350)	47,353
Designated Funds	99,617	-	-	99,617
	<u>345,874</u>	<u>(176,554)</u>	<u>(22,350)</u>	<u>146,970</u>
TOTAL FUNDS	<u>345,874</u>	<u>(176,554)</u>	<u>(22,350)</u>	<u>146,970</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.4.23 £	Net movement in funds £	At 31.3.25 £
Unrestricted funds			
General fund	1,066,589	147,475	1,214,064
Designated Funds	824	94,825	95,649
	<u>1,067,413</u>	<u>242,300</u>	<u>1,309,713</u>
TOTAL FUNDS	<u>1,067,413</u>	<u>242,300</u>	<u>1,309,713</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	530,995	(361,170)	(22,350)	147,475
Designated Funds	99,617	(4,792)	-	94,825
	<u>630,612</u>	<u>(365,962)</u>	<u>(22,350)</u>	<u>242,300</u>
TOTAL FUNDS	<u>630,612</u>	<u>(365,962)</u>	<u>(22,350)</u>	<u>242,300</u>

**Notes to the Financial Statements - continued
for the Year Ended 31 March 2025**

12. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 March 2025 or 2024.

13. DESIGNATED FUNDS

Within unrestricted funds is a balance which the trustees deem to be Designated funds; the balance of which stood at £536 at 31 March 2025 (2024: £441). The Designated fund has been created by the trustees to illustrate funds received from donations which are designated for activities for the entertainment of residents.

In addition, the former chair of trustees, Maureen Hibberd, who sadly passed away in January 2024, very generously bequeathed a donation of £100,000 to the charity with the express wish that the monies be used for a lasting legacy by building an orangery, to be named Hibberd's Hideaway or some other capital asset; accordingly, the trustees have deemed an element of unrestricted funds as Designated funds for appropriate future expenditure.

**Detailed Statement of Financial Activities
for the Year Ended 31 March 2025**

	2025 £	2024 £
INCOME AND ENDOWMENTS		
Investment income		
Deposit account interest	14,984	8,179
Investment income	8,768	9,948
	23,752	18,127
Charitable activities		
Rental Income	258,304	234,386
Voids & notice periods	(3,677)	(7,491)
Guest flat	1,650	1,235
Resident fund income	95	(383)
Insurance claim proceeds	4,114	-
Donations	500	100,000
	260,986	327,747
Total incoming resources	284,738	345,874
EXPENDITURE		
Charitable activities		
Warden	29,020	26,685
Social security	1,096	981
Insurance	3,942	3,890
TV Licences	228	204
Sundries	3,236	245
Warden call	2,697	2,235
Electricity	25,300	15,387
Gas	8,728	13,066
Water	12,545	10,412
Cleaning	691	1,539
Gardening	2,449	1,563
Maintenance charges	61,864	65,206
Residents entertainment	383	339
Training costs	95	320
Depreciation of tangible fixed assets	2,396	2,396
	154,670	144,468
Support costs		
Management		
Clerk & Finance officer	27,932	26,188
Telephone	2,551	2,142
Independent Examiner fees	2,720	2,568
Clerks expenses	935	705
Subscriptions	600	413
	34,738	32,016

This page does not form part of the statutory financial statements

**Detailed Statement of Financial Activities
for the Year Ended 31 March 2025**

	2025 £	2024 £
Management Finance		
Bank charges	-	70
Total resources expended	189,408	176,554
Net income	95,330	169,320

THE HILLIER ALMSHOUSES

England & Wales - Charity number 201218

Accounts

**Report of the Trustees and
Unaudited Financial Statements for the Year Ended 31 March 2024
for
Hillier Almshouses**

Brewers Chartered Accountants
Bourne House
Queen Street
Gomshall
Surrey
GU5 9LY

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for the Year Ended 31 March 2024

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Hillier Almshouses

Report of the Trustees for the Year Ended 31 March 2024

Constitution

The Charity is also known as Hilliers Charity Reg no. 201218 and operates from Hillier House, Farnham Road, Guildford GU2 7LT.

The Charity's governing document is a Charity Commission Scheme dated 31st October 1995 (last amended 6th February 2006).

STRUCTURE, GOVERNANCE AND MANAGEMENT

REFERENCE AND ADMINISTRATIVE DETAILS

Mr Phillip Stacey	Appointed 4.5.23, Chair with effect from 12.2.24
Mrs Maureen Hibberd	Chair - passed away 28.1.24
Dr Susan Snashall	
Mrs Nathalie Antoinet	
Mrs Jo Radley	
Mrs Ann Dry	
Mr Mark Ryan	
Mrs Sarah McKenzie	
Mrs Louise Piper	Appointed 20.5.24

The Charity has appointed the Official Custodian for Charities as the registered proprietor with the Land Registry.

The Patron: The Right Honourable The Earl of Onslow.

The trustees are aided in running the Charity by the clerk/manager. The full board of trustees meets 3 times per year. The chairman and clerk/manager meet on a monthly basis and encourage at least one other trustee to join all of these meetings.

The appointing bodies are:

Church Meeting of Guildford United Reformed Church
Parochial Church Council of the Ecclesiastical Parish of St Nicolas, Guildford
Trustees of Guildford Methodist Church.

The Charity's :

Reporting Accountant is Brewers Chartered Accountants, Bourne House, Queen St, Gomshall, GU5 9LY

Bank Current Account is Lloyds, 147 High Street, Guildford GU1 3AG

Bank Deposit Account is CCLA Investment Management Ltd, 80 Cheapside, London EC2V 6DZ

Solicitor is Moore Barlow LLP, The Oriel, Sydenham Road, Guildford GU1 3SR

Hillier Almshouses

Report of the Trustees for the Year Ended 31 March 2024

Principal Activities for the Public Benefit

The purpose of the Charity, founded in 1800, is to provide accommodation for poor women of good character who are not less than 45 years of age and members of the Church of England or of some congregation of Protestant Dissenters or Methodists. The Charity is managed by the Board of Trustees which employs a Clerk/Manager, a Finance Officer and a Non-Resident Warden.

The Charity owns Hillier House, built in 1970, which provides sheltered accommodation for older women. Currently the scheme has nine 1-bed roomed flats and 20 studios which are all self-contained. At the beginning of the accounting year, 1 April 2023 there were two voids and at the end of the period, 31 March 2024 there were no voids.

The Charity's income must not be used directly in the relief of rates, taxes or other public funds but may supplement relief or assistance provided out of public funds.

The Trustees confirm they have referred to the Charity Commission's general guidance on public benefit when reviewing the Charity's aims and objectives and in considering the future activities of the Charity.

Recruitment and Appointment of Trustees

At the start of 2023/4 The Charity had one vacancy on the board of trustees which was filled during the year, with a further vacancy at the end of the year; however, when required, the Board of Trustees seeks to recruit new trustees to balance various skills required to manage the Charity.

Trustee Induction and Training

All new trustees are welcomed into Hillier House and spend time meeting the other trustees, staff and residents to understand the operations of the Charity. Training is, by necessity, tailored to individual needs depending on the knowledge gaps and experience of the individual involved and full advantage is taken of the training provided by the Almshouse Association. Four of our trustees took advantage of attending the Almshouse seminar during October 2023.

Staff

The Charity continues to employ 3 members of staff and are committed to nurturing and training them.

Review of the Year and the Future

During 2023/4, once again, the trustees have continued their objective of providing a high standard of maintenance, happy community spirit, and safe environment for residents whilst continuing to improve and modernise the building and facilities. The trustees and staff strive to keep Hillier House as an attractive and desirable place to live in a changing and competitive sheltered housing market.

During the year the work to redecorate the flats and studios was on-going, with contemporary white walls and grey carpets, making the accommodation feel more up to date, fresh and clean. These updates are proving very popular with the residents. The guest flat also benefited from new bedding as it continues to be very in demand with the ladies families and friends. The one existing communal bathroom was overhauled with a modern walk-in bath making it accessible to all and a second communal WC was installed so the existing could be designated exclusively for staff use. Towards the end of the year the laundry had a long overdue overall as although the machines are modernised and updated as required the room itself and the sink and units not been touched for over 20 years. A Quettle tap was installed in the Onslow Room to not only provide convenience at coffee mornings and tea afternoons but improving health and safety with the elimination of electric wires. Time and money has been invested this year in drawing up plans to create 4 new one-bedroomed flats over the link corridor. The plans also include solar panels and the construction of an orangery. Whilst it is not anticipated the flats will be built in the foreseeable future, the trustees felt to get the plans approved and maintaining the planning permission was an important step in strategically planning for Hillier House's future. It is hoped, however, that the solar panels and orangery will come to fruition in the not too distant future.

All essential maintenance work, safety checks (both mandatory and recommended) and servicing, etc were constantly reviewed to ensure health and safety requirements were upheld.

Hillier Almshouses

Report of the Trustees for the Year Ended 31 March 2024

The residents take pride in their surroundings and the community have worked hard together in the garden which looks very attractive and is a restful and peaceful to spend time in. The front fence along the carpark perimeter was replaced. The residents also enjoyed a number of trips this year including Littlehampton, Dapdune Wharf, Farnham Maltings and of course the annual Christmas lunch. The trustees annual party proved very popular as always. Many of the events are shared on Facebook.

Sadly, towards the end of the year The Chairman, Maureen Hibberd passed away, she was very fondly regarded by the residents, staff and trustees alike. Maureen made a generous donation before she died to the Charity to be used towards the construction of the new orangery. Philip Stacey was appointed Chairman at the trustee meeting held on 12 February 2024.

The Charity regularly reviews all its adopted policies on a rolling programme, with the Disaster Plan and the Safeguarding policy being reviewed at least annually. Most of the policies are those recommended by the Almshouse Association. The major financial and physical risks identified by the trustees, to which the Charity is exposed, continue to be reviewed on a regular basis and systems established to mitigate those risks.

Weekly Maintenance Contributions

The WMC is reviewed annually with any changes being implemented during the first week of April to coincide with the start of the Charity's financial year. During 2023/24 the trustees took the extraordinary step of a second rise in WMC to cover the huge hike in the electricity costs. The Charity had been cushioned from such big rises having had the advantage of being on the three-year fixed tariff which ended in October

Freehold Land and Buildings

The trustees consider that the market value of freehold land and buildings is in excess of the amount shown in the financial statements, but as these assets are used by the Charity to fulfil its principal activity and no disposals are envisaged, the excess is not quantified.

Reserves Policy

The charity aims to maintain a liquid reserve in cash and investments on the general fund equivalent to at least six months' management and service costs. The remaining bank reserves and current asset investments are allocated to improvement projects and to pay for any one-off unforeseen expenditure.

Investment Policy

Under its governing deed the charity is required to invest monies not needed for immediate working purposes. The trustees determine whether this should be in bank deposits or longer-term investments after taking appropriate advice.

Resident Involvement

A full review of the year's activities is produced and circulated to the residents and staff by way of a regular Chairman's newsletter, inviting them to take the opportunity of giving feedback. The Charity also has a Facebook page which is regularly updated with photos and events which the resident's family and friends enjoy seeing and commenting on.

Statement of Trustees' Responsibilities

The trustees are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulations.

The law applicable to charities in England & Wales requires the trustees to prepare financial statements for each financial year in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). The trustees must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period.

In preparing these financial statements, the trustees are required to:

- a) select suitable accounting policies and apply them consistently;
- b) observe the methods and principles in the Charities SORP;
- c) make judgments and accounting estimates that are reasonable and prudent;

**Report of the Trustees
for the Year Ended 31 March 2024**

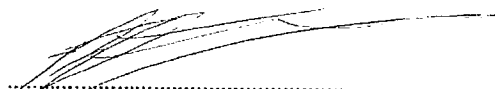
d) state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements.

e) prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue to operate.

The trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Charity has made a surplus for the year of £169,321 including a generous donation from the former Chair of £100,000 which the trustees have allocated to a Designated fund within Unrestricted fund, see note 14.

Approved by order of the board of trustees on 21 October 2024 and signed on its behalf by:



Mr. P. Stacey - Trustee

**Independent Examiner's Report to the Trustees of
Hillier Almshouses**

Independent examiner's report to the trustees of Hillier Almshouses

I report to the charity trustees on my examination of the accounts of Hillier Almshouses (the Trust) for the year ended 31 March 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 Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under Section 145(5)(b) of the Act.

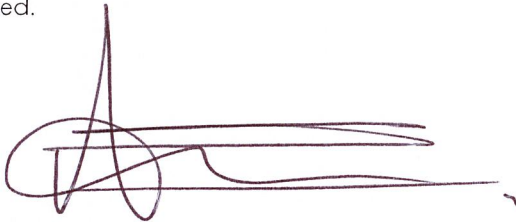
Independent examiner's statement

Since your charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

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 Trust 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.



A M Skilton

Brewers Chartered Accountants
Bourne House
Queen Street
Gomshall
Surrey
GU5 9LY

Date: 21 October 2024

Hillier Almshouses

Statement of Financial Activities
for the Year Ended 31 March 2024

	Notes	Unrestricted funds £	Restricted fund £	31.3.24 Total funds £	31.3.23 Total funds £
INCOME AND ENDOWMENTS FROM					
Charitable activities					
Charitable Activities		327,747	-	327,747	228,572
Investment income	2	18,127	-	18,127	2,698
Total		345,874	-	345,874	231,270
EXPENDITURE ON					
Charitable activities					
Charitable Activities		176,554	-	176,554	191,734
Net gains on investments		-	-	-	10,143
NET INCOME		169,320	-	169,320	49,679
Transfers between funds	12	(22,350)	-	(22,350)	-
Net movement in funds		146,970	-	146,970	49,679
RECONCILIATION OF FUNDS					
Total funds brought forward		1,067,413	-	1,067,413	1,017,733
TOTAL FUNDS CARRIED FORWARD		1,214,383	-	1,214,383	1,067,412

The notes form part of these financial statements

Balance Sheet
31 March 2024

	Notes	Unrestricted funds £	Restricted fund £	31.3.24 Total funds £	31.3.23 Total funds £
FIXED ASSETS					
Tangible assets	5	838,675	-	838,675	811,771
CURRENT ASSETS					
Debtors	6	5,952	-	5,952	5,582
Investments	7	206,294	-	206,294	193,801
Cash at bank and in hand		317,621	-	317,621	196,696
		<u>529,867</u>	<u>-</u>	<u>529,867</u>	<u>396,079</u>
CREDITORS					
Amounts falling due within one year	8	(14,165)	-	(14,165)	(17,989)
NET CURRENT ASSETS		<u>515,702</u>	<u>-</u>	<u>515,702</u>	<u>378,090</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>1,354,377</u>	<u>-</u>	<u>1,354,377</u>	<u>1,189,861</u>
CREDITORS					
Amounts falling due after more than one year	9	-	-	-	(7,350)
PROVISIONS FOR LIABILITIES	11	(139,994)	-	(139,994)	(115,099)
NET ASSETS		<u>1,214,383</u>	<u>-</u>	<u>1,214,383</u>	<u>1,067,412</u>
FUNDS	12				
Unrestricted funds				1,214,383	1,067,412
TOTAL FUNDS				<u>1,214,383</u>	<u>1,067,412</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 24 October 2024 and were signed on its behalf by:


.....
Mr P. Stacey - Trustee

The notes form part of these financial statements

**Notes to the Financial Statements
for the Year Ended 31 March 2024**

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Fixtures and fittings	- 10% on cost
Computer equipment	- 33% on cost

Taxation

The Hilliers Almshouses is not registered for Value Added Tax. In these financial statements, where applicable, expenditure is shown inclusive of VAT.

Fund accounting

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

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Housing properties

These are valued at cost. Depreciation is not charged in these accounts as due to a high property residual value the charge for the year and the accumulated depreciation are immaterial on an aggregate basis. The Board annually reviews the materiality of housing property depreciation.

The charity has, over a period of years, been upgrading the bathrooms and kitchens. Due to the substantial improvement involved in the upgrading the costs are included under Housing Properties and as such not depreciated due to immateriality. If an improved kitchen or bathroom is subsequently replaced this will be written off to the Income and Expenditure account.

Cyclical Repairs.

Hilliers Almshouses has established a regular programme of cyclical repairs and maintenance. Costs are charged to the Revenue Account in the year in which they are incurred.

Notes to the Financial Statements - continued
for the Year Ended 31 March 2024

1. ACCOUNTING POLICIES - continued

Housing properties

Maintenance Projects

Maintenance projects unless representing improvements to properties, are charged to the revenue account in the year in which they are incurred.

Designated Reserves

These are reserves set aside by the Trustees for specific future purposes and projects.

2. INVESTMENT INCOME

	31.3.24	31.3.23
	£	£
Deposit account interest	8,179	2,698
Investment income	9,948	-
	<u>18,127</u>	<u>2,698</u>

3. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2024 nor for the year ended 31 March 2023.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 March 2024 nor for the year ended 31 March 2023.

4. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted fund £	Total funds £
INCOME AND ENDOWMENTS FROM			
Charitable activities			
Charitable Activities	228,572	-	228,572
Investment income	<u>2,698</u>	<u>-</u>	<u>2,698</u>
Total	<u>231,270</u>	<u>-</u>	<u>231,270</u>
EXPENDITURE ON			
Charitable activities			
Charitable Activities	<u>191,734</u>	<u>-</u>	<u>191,734</u>
Net gains on investments	<u>10,143</u>	<u>-</u>	<u>10,143</u>
NET INCOME	49,679	-	49,679
RECONCILIATION OF FUNDS			
Total funds brought forward	1,017,733	-	1,017,733

Hillier Almshouses

Notes to the Financial Statements - continued for the Year Ended 31 March 2024

4. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted funds £	Restricted fund £	Total funds £
TOTAL FUNDS CARRIED FORWARD	<u>1,067,412</u>	<u>-</u>	<u>1,067,412</u>

5. TANGIBLE FIXED ASSETS

The Hillier Almshouses is built upon a piece of land which was gifted to the Trustees as joint tenants in 1879. The trustees consider that the market value of the freehold land and buildings is in excess of the amount shown in the financial statements, but as these assets are used by the charity to fulfil its principal activity and no disposals are envisaged, the excess is not quantified. In the year under review to end of March 2024, capital costs incurred in connection with creation of a new communal bathroom and planning costs incurred in connection with an extension to the freehold buildings were added to the cost of the property.

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.24 £	31.3.23 £
Prepayments and accrued income	<u>5,952</u>	<u>5,582</u>

7. CURRENT ASSET INVESTMENTS

	31.3.24 £	31.3.23 £
Listed investments	<u>206,294</u>	<u>193,801</u>

The Trust did not sell any investments in the year under review and continues to hold 1,800 Charity Multi Asset Fund (formerly NAACIF) Accumulation Shares. (Base cost £66,300).

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.24 £	31.3.23 £
Bank loans and overdrafts (see note 10)	<u>7,350</u>	<u>7,350</u>
Payments on account	-	1,977
Other creditors	<u>6,815</u>	<u>8,662</u>
	<u>14,165</u>	<u>17,989</u>

Notes to the Financial Statements - continued
for the Year Ended 31 March 2024

9. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.3.24	31.3.23
	£	£
Bank loans (see note 10)	-	7,350

During the year to 31 March 2016, the Trust received £73,500 (including a 5% administration fee) by way of an interest free, unsecured loan from The Almshouse Association. The loan term is 10 years, repayable in 20 equal six-monthly instalments commencing in June 2015.

10. LOANS

An analysis of the maturity of loans is given below:

	31.3.24	31.3.23
	£	£
Amounts falling due within one year on demand: Bank loans	7,350	7,350
Amounts falling between one and two years: Bank loans - 1-2 years	-	7,350

11. PROVISIONS FOR LIABILITIES

	31.3.24	31.3.23
	£	£
Investment revaluation reserve	139,994	115,099

12. MOVEMENT IN FUNDS

	At 1.4.23	Net movement in funds	Transfers between funds	At 31.3.24
	£	£	£	£
Unrestricted funds				
General fund	1,066,589	69,703	(22,350)	1,113,942
Designated Funds	824	99,617	-	100,441
	<u>1,067,413</u>	<u>169,320</u>	<u>(22,350)</u>	<u>1,214,383</u>
TOTAL FUNDS	<u>1,067,413</u>	<u>169,320</u>	<u>(22,350)</u>	<u>1,214,383</u>

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General fund	246,257	(176,554)	69,703
Designated Funds	99,617	-	99,617
	<u>345,874</u>	<u>(176,554)</u>	<u>169,320</u>
TOTAL FUNDS	<u>345,874</u>	<u>(176,554)</u>	<u>169,320</u>

Notes to the Financial Statements - continued
for the Year Ended 31 March 2024

12. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.4.22 £	Net movement in funds £	At 31.3.23 £
Unrestricted funds			
General fund	1,016,909	49,679	1,066,588
Designated Funds	824	-	824
	<u>1,017,733</u>	<u>49,679</u>	<u>1,067,412</u>
TOTAL FUNDS	<u>1,017,733</u>	<u>49,679</u>	<u>1,067,412</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	231,270	(191,734)	10,143	49,679
	<u>231,270</u>	<u>(191,734)</u>	<u>10,143</u>	<u>49,679</u>
TOTAL FUNDS	<u>231,270</u>	<u>(191,734)</u>	<u>10,143</u>	<u>49,679</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.4.22 £	Net movement in funds £	Transfers between funds £	At 31.3.24 £
Unrestricted funds				
General fund	1,016,909	119,382	(22,350)	1,113,941
Designated Funds	824	99,617	-	100,441
	<u>1,017,733</u>	<u>218,999</u>	<u>(22,350)</u>	<u>1,214,382</u>
TOTAL FUNDS	<u>1,017,733</u>	<u>218,999</u>	<u>(22,350)</u>	<u>1,214,382</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	477,527	(368,288)	10,143	119,382
Designated Funds	99,617	-	-	99,617
	<u>577,144</u>	<u>(368,288)</u>	<u>10,143</u>	<u>218,999</u>
TOTAL FUNDS	<u>577,144</u>	<u>(368,288)</u>	<u>10,143</u>	<u>218,999</u>

**Notes to the Financial Statements - continued
for the Year Ended 31 March 2024**

13. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 March 2024 or 2023.

14. DESIGNATED FUNDS

Within unrestricted funds is a balance which the trustees deem to be Designated funds; the balance of which stood at £441 at 31 March 2024 (2023: £824). The Designated fund has been created by the trustees to illustrate funds received from donations which are designated for activities for the entertainment of residents.

In addition, the former chair of trustees, Maureen Hibberd, who sadly passed away in January 2024, very generously bequeathed a donation of £100,000 to the charity with the express wish that the monies be used for a lasting legacy by building an orangery, to be named Hibberd's Hideaway or some other capital asset; accordingly, the trustees have deemed an element of unrestricted funds as Designated funds for appropriate future expenditure.

Hillier Almshouses

Detailed Statement of Financial Activities for the Year Ended 31 March 2024

	31.3.24 £	31.3.23 £
INCOME AND ENDOWMENTS		
Investment income		
Deposit account interest	8,179	2,698
Investment income	9,948	-
	18,127	2,698
Charitable activities		
Rental Income	234,386	214,310
Voids & notice periods	(7,491)	(10,741)
Guest flat	1,235	2,225
Resident fund income	(383)	(839)
Insurance claim proceeds	-	23,317
Donations	100,000	300
	327,747	228,572
Total incoming resources	345,874	231,270
EXPENDITURE		
Charitable activities		
Warden	26,685	26,535
Social security	981	976
Insurance	3,890	3,419
TV Licences	204	157
Sundries	245	244
Warden call	2,235	2,303
Electricity	15,387	9,343
Gas	13,066	10,179
Water	10,412	9,966
Cleaning	1,539	1,410
Gardening	1,563	1,970
Maintenance charges	65,206	89,641
Council tax	-	1,476
Residents entertainment	339	131
Training costs	320	34
Depreciation of tangible fixed assets	2,396	2,396
	144,468	160,180
Support costs		
Management		
Clerk & Finance officer	26,188	26,195
Telephone	2,142	1,938
Independent Examiner fees	2,568	2,352
Clerks expenses	705	719
Carried forward	31,603	31,204

This page does not form part of the statutory financial statements

Hillier Almshouses**Detailed Statement of Financial Activities
for the Year Ended 31 March 2024**

	31.3.24 £	31.3.23 £
Management		
Brought forward	31,603	31,204
Subscriptions	413	350
	32,016	31,554
Finance		
Bank charges	70	-
Total resources expended	176,554	191,734
Net income	169,320	39,536

This page does not form part of the statutory financial statements

THE HILLIER ALMSHOUSES

England & Wales - Charity number 201218

Accounts

Report of the Trustees and
Unaudited Financial Statements for the Year Ended 31 March 2023
for
Hillier Almshouses

Brewers Chartered Accountants
Bourne House
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GU5 9LY

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for the Year Ended 31 March 2023

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Hillier Almshouses

Report of the Trustees for the Year Ended 31 March 2023

Constitution

The Charity is also known as Hilliers Charity Reg no. 201218 and operates from Hillier House, Farnham Road, Guildford GU2 7LT.

The Charity's governing document is a Charity Commission Scheme dated 31st October 1995 (last amended 6th February 2006).

STRUCTURE, GOVERNANCE AND MANAGEMENT

REFERENCE AND ADMINISTRATIVE DETAILS

Mrs Maureen Hibberd	Chairman
Cllr David Goodwin	Resigned 22.09.22
Dr Susan Snashall	
Mrs Nathalie Antoinet	
Mrs Jo Radley	
Mrs Ann Dry	
Mr Mark Ryan	
Mrs Susan McKenzie	

The Charity has appointed the Official Custodian for Charities as the registered proprietor with the Land Registry.

The Patron: The Right Honourable The Earl of Onslow.

The trustees are aided in running the Charity by the clerk/manager. The full board of trustees meets 3 times per year. The chairman and clerk/manager meet on a monthly basis and encourage at least one other trustee to join all of these meetings.

The appointing bodies are:

Church Meeting of Guildford United Reformed Church
Parochial Church Council of the Ecclesiastical Parish of St Nicolas, Guildford
Trustees of Guildford Methodist Church.

The Charity's :

Reporting Accountant is Brewers Chartered Accountants, Bourne House, Queen St, Gomshall, GU5 9LY
Bank Current Account is Lloyds, 147 High Street, Guildford GU1 3AG
Bank Deposit Account is CCLA Investment Management Ltd, 80 Cheapside, London EC2V 6DZ
Solicitor is Moore Barlow LLP, The Oriel, Sydenham Road, Guildford GU1 3SR

Report of the Trustees
for the Year Ended 31 March 2023

Principal Activities for the Public Benefit

The purpose of the Charity, founded in 1800, is to provide accommodation for poor women of good character who are not less than 45 years of age and members of the Church of England or of some congregation of Protestant Dissenters or Methodists. The Charity is managed by the Board of Trustees which employs a Clerk/Manager, a Finance Officer and a Non-Resident Warden.

The Charity owns Hillier House, built in 1970, which provides sheltered accommodation for older women. Currently the scheme has nine 1-bed roomed flats and 20 studios which are all self-contained. At the beginning of the accounting year, 1 April 2022 there was one void and at the end of the period, 31 March 2023 there were 2 voids, although one let from April 2022.

The Charity's income must not be used directly in the relief of rates, taxes or other public funds but may supplement relief or assistance provided out of public funds.

The Trustees confirm they have referred to the Charity Commission's general guidance on public benefit when reviewing the Charity's aims and objectives and in considering the future activities of the Charity.

Recruitment and Appointment of Trustees

During 2022/23 David Goodwin resigned as a trustee on 22 September. David had served on the board of trustees for 20 years. The Board of Trustees seek to recruit a new trustee to balance various skills required to manage the Charity.

Trustee Induction and Training

All new trustees are welcomed into Hillier House and spend time meeting the other trustees, staff and residents to understand the operations of the Charity. Training is, by necessity, tailored to individual needs depending on the knowledge gaps and experience of the individual involved and full advantage is taken of the training provided by the Almshouse Association.

Staff

The Charity continues to employ 3 members of staff and are committed to nurturing and training them.

Review of the Year and the Future

During 2022/23, once again, the trustees have continued their objective of providing a high standard of maintenance, happy community spirit, and safe environment for residents whilst continuing to improve and modernise the building and facilities. The trustees and staff strive to keep Hillier House as an attractive and desirable place to live in a changing and competitive sheltered housing market.

During the year the ladies enjoyed various activities and trips out. Most months they held lunch in the Onslow Room and continued to enjoy weekly coffee mornings and informal tea afternoons. In addition, a trip was arranged for coffee at a nearby almshouse which was a great opportunity for the ladies to meet fellow residents and view the facilities of another charity. During the hot month of August, they enjoyed a trip to the coast of Worthing. At Christmas there was an outing to see the lights in London with the annual Christmas lunch trip following a few days later. Earlier this year (2023) the trustees threw their annual party which was a great success. Many of the activities (with the permission of the residents) are posted to our Facebook page so friends and relatives can enjoy viewing them.

During 2022/23, the Charity continue to complete all essential maintenance work, constantly ensuring all health and safety requirements were upheld. Following the burst water main in March 2022 an extensive repair programme was completed with the costs being reimbursed by the Charity's insurance company. The displaced resident was able to move back into her flat during May. The incident was attended by the Fire Service and this promoted a further visit from inspector later in spring. The inspector made a thorough inspection of our fire prevention procedures and although 3 minor items were highlighted they were rectified promptly. The Charity undertakes an annual professional fire risk assessment.

During the year the trustees made the decision to move forward the long-held idea of providing further accommodation above the link corridor and enhance the external appearance of the back of the building. They agreed to instruct our architect to draw up plans for 4 additional one-bedroom flats with a view to obtaining full planning permission. The plans are to also include an orangery and the provision of solar panels on the roof. The architect is currently undertaking the work and necessary searches, however, it anticipated it will be a long on-going project which may take a number of years to reach fruition.

Report of the Trustees
for the Year Ended 31 March 2023

The Charity regularly reviews all its adopted policies on a rolling programme, with the Disaster Plan and the Safeguarding policy being reviewed at least annually. Most of the policies are those recommended by the Almshouse Association. The major financial and physical risks identified by the trustees, to which the Charity is exposed, continue to be reviewed on a regular basis and systems established to mitigate those risks.

Weekly Maintenance Contributions

The WMC is reviewed annually with any changes being implemented during the first week of April to coincide with the start of the Charity's financial year.

Freehold Land and Buildings

The trustees consider that the market value of freehold land and buildings is in excess of the amount shown in the financial statements, but as these assets are used by the Charity to fulfil its principal activity and no disposals are envisaged, the excess is not quantified.

Reserves Policy

The charity aims to maintain a liquid reserve in cash and investments on the general fund equivalent to at least six months' management and service costs. The remaining bank reserves and current asset investments are allocated to improvement projects and to pay for any one-off unforeseen expenditure.

Investment Policy

Under its governing deed the charity is required to invest monies not needed for immediate working purposes. The trustees determine whether this should be in bank deposits or longer-term investments after taking appropriate advice. A new written Investment policy was formerly adopted during 2021 based on the model policy recommended by the Almshouse Association.

Resident Involvement

A full review of the year's activities is produced and circulated to the residents and staff by way of a regular Chairman's newsletter, inviting them to take the opportunity of giving feedback. The Charity also has a Facebook page which is regularly updated with photos and events which the resident's family and friends enjoy seeing and commenting on.

Statement of Trustees' Responsibilities

Legislation and good practice require the trustees to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the Charity and of the surplus or deficit for that period. In preparing these financial statements the Charity is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Charity will continue to exist.

The trustees are responsible for keeping proper accounting records, which disclose with reasonable accuracy at any time the financial position of the charity and enable it to ensure that the financial statements comply with the Charities Act 1993, Schedule 1 to the Housing Act 1996 and the Accounting Requirements for Registered Social Landlords General Determination 2006 as amended. It has general responsibility for taking reasonable steps to safeguard the assets of the Registered Social Landlord and to prevent and detect fraud and other irregularities.

The Charity has made a surplus for the year of £49,679.

Approved by order of the board of trustees on and signed on its behalf by:

.....
M Hibberd - Trustee

Independent Examiner's Report to the Trustees of
Hillier Almshouses

Independent examiner's report to the trustees of Hillier Almshouses

I report to the charity trustees on my examination of the accounts of Hillier Almshouses (the Trust) for the year ended 31 March 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 Act and in carrying out my examination I have followed all 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 Trust 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.

A M Skilton

Brewers Chartered Accountants
Bourne House
Queen Street
Gomshall
Surrey
GU5 9LY

Date:

Hillier Almshouses

Statement of Financial Activities
for the Year Ended 31 March 2023

	Notes	Unrestricted funds £	Restricted fund £	31.3.23 Total funds £	31.3.22 Total funds £
INCOME AND ENDOWMENTS FROM					
Charitable activities					
Charitable Activities		228,572	-	228,572	193,907
Investment income	2	2,698	-	2,698	6,298
Total		<u>231,270</u>	<u>-</u>	<u>231,270</u>	<u>200,205</u>
EXPENDITURE ON					
Charitable activities					
Charitable Activities		<u>191,734</u>	<u>-</u>	<u>191,734</u>	<u>141,088</u>
Net gains on investments		<u>10,143</u>	<u>-</u>	<u>10,143</u>	<u>-</u>
NET INCOME		49,679	-	49,679	59,117
RECONCILIATION OF FUNDS					
Total funds brought forward		1,017,733	-	1,017,733	958,616
TOTAL FUNDS CARRIED FORWARD		<u><u>1,067,412</u></u>	<u><u>-</u></u>	<u><u>1,067,412</u></u>	<u><u>1,017,733</u></u>

The notes form part of these financial statements

Balance Sheet
31 March 2023

	Notes	Unrestricted funds £	Restricted fund £	31.3.23 Total funds £	31.3.22 Total funds £
FIXED ASSETS					
Tangible assets	5	811,771	-	811,771	814,167
CURRENT ASSETS					
Debtors	6	5,582	-	5,582	8,430
Investments	7	193,801	-	193,801	191,657
Cash at bank and in hand		196,696	-	196,696	158,300
		<u>396,079</u>	<u>-</u>	<u>396,079</u>	<u>358,387</u>
CREDITORS					
Amounts falling due within one year	8	(17,989)	-	(17,989)	(27,166)
		<u>378,090</u>	<u>-</u>	<u>378,090</u>	<u>331,221</u>
NET CURRENT ASSETS					
		<u>378,090</u>	<u>-</u>	<u>378,090</u>	<u>331,221</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		1,189,861	-	1,189,861	1,145,388
CREDITORS					
Amounts falling due after more than one year	9	(7,350)	-	(7,350)	(14,700)
PROVISIONS FOR LIABILITIES	11	(115,099)	-	(115,099)	(112,955)
		<u>1,067,412</u>	<u>-</u>	<u>1,067,412</u>	<u>1,017,733</u>
NET ASSETS					
		<u>1,067,412</u>	<u>-</u>	<u>1,067,412</u>	<u>1,017,733</u>
FUNDS	12				
Unrestricted funds				1,067,412	1,017,733
TOTAL FUNDS				<u>1,067,412</u>	<u>1,017,733</u>

The financial statements were approved by the Board of Trustees and authorised for issue on and were signed on its behalf by:

.....
M Hibberd - Trustee

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Fixtures and fittings	- 10% on cost
Computer equipment	- 33% on cost

Taxation

The Hilliers Almshouses is not registered for Value Added Tax. In these financial statements, where applicable, expenditure is shown inclusive of VAT.

Fund accounting

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

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Housing properties

These are valued at cost. Depreciation is not charged in these accounts as due to a high property residual value the charge for the year and the accumulated depreciation are immaterial on an aggregate basis. The Board annually reviews the materiality of housing property depreciation.

The charity has, over a period of years, been upgrading the bathrooms and kitchens. Due to the substantial improvement involved in the upgrading the costs are included under Housing Properties and as such not depreciated due to immateriality. If an improved kitchen or bathroom is subsequently replaced this will be written off to the Income and Expenditure account.

Cyclical Repairs

Hilliers Almshouses has established a regular programme of cyclical repairs and maintenance. Costs are charged to the Revenue Account in the year in which they are incurred.

Maintenance Projects

Maintenance projects unless representing improvements to properties, are charged to the revenue account in the year in which they are incurred.

Notes to the Financial Statements - continued
for the Year Ended 31 March 2023

1. ACCOUNTING POLICIES - continued

Housing properties

Designated Reserves

These are reserves set aside by the Trustees for specific future purposes and projects.

2. INVESTMENT INCOME

	31.3.23	31.3.22
	£	£
Deposit account interest	-	98
Investment interest	2,698	6,200
	<u>2,698</u>	<u>6,298</u>
	<u>2,698</u>	<u>6,298</u>

3. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2023 nor for the year ended 31 March 2022.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 March 2023 nor for the year ended 31 March 2022.

4. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted fund £	Total funds £
INCOME AND ENDOWMENTS FROM			
Charitable activities			
Charitable Activities	193,907	-	193,907
Investment income	6,298	-	6,298
Total	<u>200,205</u>	<u>-</u>	<u>200,205</u>
EXPENDITURE ON			
Charitable activities			
Charitable Activities	141,088	-	141,088
NET INCOME	59,117	-	59,117
RECONCILIATION OF FUNDS			
Total funds brought forward	958,616	-	958,616
TOTAL FUNDS CARRIED FORWARD	<u>1,017,733</u>	<u>-</u>	<u>1,017,733</u>

Notes to the Financial Statements - continued
for the Year Ended 31 March 2023

5. TANGIBLE FIXED ASSETS

The Hillier Almshouses is built upon a piece of land which was gifted to the Trustees as joint tenants in 1879. The trustees consider that the market value of the freehold land and buildings is in excess of the amount shown in the financial statements, but as these assets are used by the charity to fulfil its principal activity and no disposals are envisaged, the excess is not quantified. In the year to 31 March 2020, a new guest room and studio were created by conversion of a previously unused room in the freehold property.

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.23	31.3.22
	£	£
Prepayments and accrued income	5,582	8,430

7. CURRENT ASSET INVESTMENTS

	31.3.23	31.3.22
	£	£
Listed investments	193,801	191,657

The Trust did not sell any investments in the year under review and continues to hold 1,800 Charity Multi Asset Fund (formerly NAACIF) Accumulation Shares. (Base cost £66,300).

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.23	31.3.22
	£	£
Bank loans and overdrafts (see note 10)	7,350	7,350
Payments on account	1,977	1,977
Other creditors	8,662	17,839
	17,989	27,166

9. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.3.23	31.3.22
	£	£
Bank loans (see note 10)	7,350	14,700

During the year to 31 March 2016, the Trust received £73,500 (including a 5% administration fee) by way of an interest free, unsecured loan from The Almshouse Association. The loan term is 10 years, repayable in 20 equal six-monthly instalments commencing in June 2015.

10. LOANS

An analysis of the maturity of loans is given below:

	31.3.23	31.3.22
	£	£
Amounts falling due within one year on demand:		
Bank loans	7,350	7,350
Amounts falling between one and two years:		
Bank loans - 1-2 years	7,350	14,700

Notes to the Financial Statements - continued
for the Year Ended 31 March 2023

11. PROVISIONS FOR LIABILITIES

	31.3.23 £	31.3.22 £
Investment revaluation reserve	<u>115,099</u>	<u>112,955</u>

12. MOVEMENT IN FUNDS

	At 1.4.22 £	Net movement in funds £	At 31.3.23 £
Unrestricted funds			
General fund	1,017,733	49,679	1,067,412
TOTAL FUNDS	<u>1,017,733</u>	<u>49,679</u>	<u>1,067,412</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	231,270	(191,734)	10,143	49,679
TOTAL FUNDS	<u>231,270</u>	<u>(191,734)</u>	<u>10,143</u>	<u>49,679</u>

Comparatives for movement in funds

	At 1.4.21 £	Net movement in funds £	At 31.3.22 £
Unrestricted funds			
General fund	958,616	59,117	1,017,733
TOTAL FUNDS	<u>958,616</u>	<u>59,117</u>	<u>1,017,733</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	200,205	(141,088)	59,117
TOTAL FUNDS	<u>200,205</u>	<u>(141,088)</u>	<u>59,117</u>

Notes to the Financial Statements - continued
for the Year Ended 31 March 2023

12. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.4.21 £	Net movement in funds £	At 31.3.23 £
Unrestricted funds			
General fund	958,616	108,796	1,067,412
TOTAL FUNDS	<u>958,616</u>	<u>108,796</u>	<u>1,067,412</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	431,475	(332,822)	10,143	108,796
TOTAL FUNDS	<u>431,475</u>	<u>(332,822)</u>	<u>10,143</u>	<u>108,796</u>

13. RELATED PARTY DISCLOSURES

One of the trustees provided catering for in-house social events during the previous year to a value of £915 (2023: £ nil); apart from that, there were no other related party transactions for the year ended 31 March 2022 or 2023.

14. DESIGNATED FUNDS

Within unrestricted funds is a balance which the trustees deem to be Designated funds; the balance of which stood at £824 at 31 March 2023 (2022: £1,662). The Designated fund has been created by the trustees to illustrate funds received from donations which are designated for activities for the entertainment of residents

Hillier Almshouses

Detailed Statement of Financial Activities for the Year Ended 31 March 2023

	31.3.23 £	31.3.22 £
INCOME AND ENDOWMENTS		
Investment income		
Deposit account interest	-	98
Investment interest	2,698	6,200
	<u>2,698</u>	<u>6,298</u>
Charitable activities		
Rental Income	214,310	204,086
Voids & notice periods	(10,741)	(13,241)
Guest flat	2,225	235
Resident fund income	(839)	(427)
Insurance claim proceeds	23,317	3,154
Donations	300	100
	<u>228,572</u>	<u>193,907</u>
Total incoming resources	231,270	200,205
EXPENDITURE		
Charitable activities		
Warden	26,535	23,960
Social security	976	843
Insurance	3,419	3,208
TV Licences	157	332
Sundries	244	163
Warden call	2,303	2,205
Electricity	9,343	9,824
Gas	10,179	12,012
Water	9,966	9,633
Cleaning	1,410	1,361
Gardening	1,970	5,480
Maintenance charges	89,641	36,497
Council tax	1,476	671
Residents entertainment	131	1,311
Training costs	34	534
Depreciation of tangible fixed assets	2,396	2,516
	<u>160,180</u>	<u>110,550</u>
Support costs		
Management		
Clerk & Finance officer	26,195	23,388
Telephone	1,938	2,185
Independent Examiner fees	2,352	2,100
Legal fees	-	1,638
Clerks expenses	719	877
Subscriptions	350	350
	<u>31,554</u>	<u>30,538</u>
Total resources expended	191,734	141,088
Net income	<u>39,536</u>	<u>59,117</u>

This page does not form part of the statutory financial statements

THE HILLIER ALMSHOUSES

England & Wales - Charity number 201218

Accounts

Report of the Trustees and
Unaudited Financial Statements for the Year Ended 31 March 2022
for
Hillier Almshouses

Brewers Chartered Accountants
Bourne House
Queen Street
Gomshall
Surrey
GU5 9LY

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for the Year Ended 31 March 2022

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Hillier Almshouses

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STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Charity's governing document is a Charity Commission Scheme dated 31st October 1995 (last amended 6th February 2006).

REFERENCE AND ADMINISTRATIVE DETAILS

Mrs Maureen Hibberd Chairman

Cllr David Goodwin

Dr Susan Snashall

Mrs Nathalie Antoinet

Mrs Jo Radley

Mrs Ann Dry

Mr Mark Ryan

Mrs Susan McKenzie

The Charity has appointed the Official Custodian for Charities as the registered proprietor with the Land Registry.

The Patron: The Right Honourable The Earl of Onslow.

The trustees are aided in running the Charity by the clerk/manager. The full board of trustees meets 3 times per year. The chairman and clerk/manager meet on a monthly basis and encourage at least one other trustee to join all of these meetings.

The appointing bodies are:

Church Meeting of Guildford United Reformed Church

Parochial Church Council of the Ecclesiastical Parish of St Nicolas, Guildford

Trustees of Guildford Methodist Church.

The Charity's :

Independent Examiner is A M Skilton of Brewers Chartered Accountants, Queen St,, Gomshall, GU5 9LY

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Bank Deposit Account is CCLA Investment Management Ltd, 80 Cheapside, London EC2V 6DZ

Solicitor is Moore Barlow LLP, The Oriel, Sydenham Road, Guildford GU1 3SR

Report of the Trustees
for the Year Ended 31 March 2022

Principal Activities for the Public Benefit

The purpose of the Charity, founded in 1800, is to provide accommodation for poor women of good character who are not less than 45 years of age and members of the Church of England or of some congregation of Protestant Dissenters or Methodists. The Charity is managed by the Board of Trustees which employs a Clerk/Manager, a Finance Officer and a Non-Resident Warden.

The Charity owns Hillier House, built in 1970, which provides sheltered accommodation for older women. Currently the scheme has nine 1-bed roomed flats and 20 studios which are all self-contained. At the beginning of the accounting year, 1 April 2021 there were no voids and at the end of the period, 31 March 2022 there were 2 voids..

The Charity's income must not be used directly in the relief of rates, taxes or other public funds but may supplement relief or assistance provided out of public funds.

The Trustees confirm they have referred to the Charity Commission's general guidance on public benefit when reviewing the Charity's aims and objectives and in considering the future activities of the Charity.

Recruitment and Appointment of Trustees

During 2021/22 the Charity had a full board of trustees, however, when required to do so the Board of Trustees seeks to recruit new trustees to balance various skills required to manage the Charity.

Trustee Induction and Training

All new trustees are welcomed into Hillier House and spend time meeting the other trustees, staff and residents to understand the operations of the Charity. Training is, by necessity, tailored to individual needs depending on the knowledge gaps and experience of the individual involved and full advantage is taken of the training provided by the Almshouse Association. Due to the Covid 19 pandemic the annual Almshouse Association seminar was cancelled.

Staff

The Charity continues to employ 3 members of staff and are committed to nurturing and training them.

Review of the Year and the Future

During 2021/22, once again, the trustees have continued their objective of providing a high standard of maintenance, happy community spirit, and safe environment for residents whilst continuing to improve and modernise the building and facilities. The trustees and staff strive to keep Hillier House as an attractive and desirable place to live in a changing and competitive sheltered housing market.

This year continued to be challenging due to the Covid 19 pandemic with a further lockdown from the start of the year until mid-April. However, gradually as restrictions began to lift more activities took place at Hillier House. In August the trustees threw a party for the residents and as it was such a lovely evening it was held out in the garden ensuring full social distancing. Other social events, such as birthday lunches, tea afternoons recommenced. The residents enjoyed their first Christmas lunch out for two years and in February 2022 we celebrated 50 years of the current building. An anniversary party was held in the presence of Lord and Lady Onslow and the Lady Onslow dowager, together with the Mayor and her escort. The annual trustee party for the residents took place the same evening. As with most of our social activities photos are posted to the Hillier House Facebook page for family and friends to keep in touch and enjoy.

During 2021/2, the Charity continued to complete all essential maintenance work and constantly ensured all health and safety requirements were upheld. Fortunately, despite Covid 19 restrictions the undertaking of vital inspections and certifications such as gas, PAT testing, fire risk assessing, fire safety equipment testing, etc. and crucially implementing any short comings or recommendations continued. Work was completed in the garden to remove a large flowerbed to the east of the garden which was replaced with turf, reducing the maintenance and upkeep. Further work was undertaken in the car park to produce extra parking. It was agreed that a new, large and welcoming sign be erected on the car park wall to replace the rather dated and functional signage that had been in place for very many years, the sign also improves the appearance of the building. In the first quarter of 2021 the trustees agreed the full upgrading of the Warden Emergency Call System, so during the year the existing Tunstall equipment was replaced by a Delta system which is be fully compatible with the switch from analogue to digital which is expected to happen within the next 3 years. We were able to claim back the VAT on this expense.

Report of the Trustees
for the Year Ended 31 March 2022

A new washing machine and tumble dryer was purchased during the year replacing the machines that have been in service for over 15 years. Repair of the old appliances were deemed unviable.

The link corridor had an overhaul, the functional noticeboards were removed and were replaced with a smart official noticeboard outside the warden's office. The corridor was painted in a colour to compliment the carpet and pictures were hung to make the area an attractive part of the building rather than just a thoroughfare.

During 2021/2 the 5-yearly quinquennial review was carried out; a full survey of the building, at which time consideration can be given to future long-term sustainable improvements. The findings of the report dated December 2021 will now be prioritised with immediate essential work being undertaken and other remedial work being carried out on a planned maintenance programme. The 5-year Hard Wiring Test was also carried out with subsequent remedial work during March the building was full compliant with current legislation by the end of the financial year.

During March 2022 Hillier House suffered a major incident, a mains water pipe burst in the loft. An emergency plan was put into action with the Fire Service being first on the scene turning the water off at the mains. All our essential contractors were called out, with the pipe quickly being repaired, with the electrics, alarms, etc being restored during the course of the day. There was extensive flooding, and unfortunately Flat 25 was uninhabitable, however, the resident concerned was rehoused into a vacant studio until such time as the structural work has been assessed and rectified. All the other accommodation was habitable albeit with damp carpets and stained ceilings which were dried out with the use of industrial dehumidifiers. An insurance claim has been raised with all related works and services being included and a contractor being sought to carry out structural and cosmetic repair work. The situation was on-going at the end of the financial year. All mains water pipes to be examined by our plumber/heating engineer with a view to installing sensors and an emergency water cut off switch accessible to all in a public area.

The Charity regularly reviews all its adopted policies on a rolling programme, with the Disaster Plan and the Safeguarding policy being reviewed at least annually. Most of the policies are those recommended by the Almshouse Association. The major financial and physical risks identified by the trustees, to which the Charity is exposed, continue to be reviewed on a regular basis and systems established to mitigate those risks.

Weekly Maintenance Contributions

The WMC is reviewed annually with any changes being implemented during the first week of April to coincide with the start of the Charity's financial year.

Freehold Land and Buildings

The trustees consider that the market value of freehold land and buildings is in excess of the amount shown in the financial statements, but as these assets are used by the Charity to fulfil its principal activity and no disposals are envisaged, the excess is not quantified.

Reserves Policy

The charity aims to maintain a liquid reserve in cash and investments on the general fund equivalent to at least six months' management and service costs. The remaining bank reserves and current asset investments are allocated to improvement projects and to pay for any one-off unforeseen expenditure

Investment Policy

Under its governing deed the charity is required to invest monies not needed for immediate working purposes. The trustees determine whether this should be in bank deposits or longer-term investments after taking appropriate advice. A new written Investment policy was formerly adopted during 2021 based on the model policy recommended by the Almshouse Association

Resident Involvement

A full review of the year's activities is produced and circulated to the residents and staff by way of a regular Chairman's newsletter, inviting them to take the opportunity of giving feedback. The Charity also has a Facebook page which is regularly updated with photos and events which the resident's family and friends enjoy seeing and commenting on.

Statement of Trustees' Responsibilities

Legislation and good practice require the trustees to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the Charity and of the surplus or deficit for that period. In preparing these financial statements the Charity is required to:

Report of the Trustees
for the Year Ended 31 March 2022

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Charity will continue to exist.

The trustees are responsible for keeping proper accounting records, which disclose with reasonable accuracy at any time the financial position of the charity and enable it to ensure that the financial statements comply with the Charities Act 1993, Schedule 1 to the Housing Act 1996 and the Accounting Requirements for Registered Social Landlords General Determination 2006 as amended. It has general responsibility for taking reasonable steps to safeguard the assets of the Registered Social Landlord and to prevent and detect fraud and other irregularities.

The Charity has made a surplus for the year of £59,117.

Approved by order of the board of trustees on and signed on its behalf by:

.....
M Hibberd - Trustee

Independent Examiner's Report to the Trustees of
Hillier Almshouses

Independent examiner's report to the trustees of Hillier Almshouses

I report to the charity trustees on my examination of the accounts of Hillier Almshouses (the Trust) for the year ended 31 March 2022.

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 Act and in carrying out my examination I have followed all 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 Trust 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.

A M Skilton
Brewers Chartered Accountants
Bourne House
Queen Street
Gomshall
Surrey
GU5 9LY

Date:

Statement of Financial Activities
for the Year Ended 31 March 2022

	Notes	Unrestricted funds £	Restricted fund £	31.3.22 Total funds £	31.3.21 Total funds £
INCOME AND ENDOWMENTS FROM					
Charitable activities					
Charitable Activities		193,907	-	193,907	191,527
Investment income	2	6,298	-	6,298	6,300
Total		<u>200,205</u>	<u>-</u>	<u>200,205</u>	<u>197,827</u>
EXPENDITURE ON					
Charitable activities					
Charitable Activities		141,088	-	141,088	92,497
Other		-	-	-	27,835
Total		<u>141,088</u>	<u>-</u>	<u>141,088</u>	<u>120,332</u>
NET INCOME		59,117	-	59,117	77,495
RECONCILIATION OF FUNDS					
Total funds brought forward		958,616	-	958,616	881,121
TOTAL FUNDS CARRIED FORWARD		<u><u>1,017,733</u></u>	<u><u>-</u></u>	<u><u>1,017,733</u></u>	<u><u>958,616</u></u>

Balance Sheet
31 March 2022

	Notes	Unrestricted funds £	Restricted fund £	31.3.22 Total funds £	31.3.21 Total funds £
FIXED ASSETS					
Tangible assets	5	814,167	-	814,167	792,717
CURRENT ASSETS					
Debtors	6	8,430	-	8,430	7,005
Investments	7	191,657	-	191,657	172,716
Cash at bank and in hand		158,300	-	158,300	132,515
		<u>358,387</u>	<u>-</u>	<u>358,387</u>	<u>312,236</u>
CREDITORS					
Amounts falling due within one year	8	(27,166)	-	(27,166)	(17,871)
		<u>331,221</u>	<u>-</u>	<u>331,221</u>	<u>294,365</u>
NET CURRENT ASSETS					
		<u>331,221</u>	<u>-</u>	<u>331,221</u>	<u>294,365</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		1,145,388	-	1,145,388	1,087,082
CREDITORS					
Amounts falling due after more than one year	9	(14,700)	-	(14,700)	(22,050)
PROVISIONS FOR LIABILITIES	11	(112,955)	-	(112,955)	(106,416)
		<u>1,017,733</u>	<u>-</u>	<u>1,017,733</u>	<u>958,616</u>
NET ASSETS					
		<u>1,017,733</u>	<u>-</u>	<u>1,017,733</u>	<u>958,616</u>
FUNDS	12				
Unrestricted funds				1,017,733	958,616
TOTAL FUNDS				<u>1,017,733</u>	<u>958,616</u>

The financial statements were approved by the Board of Trustees and authorised for issue on and were signed on its behalf by:

.....
M Hibberd - Trustee

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Fixtures and fittings	- 10% on cost
Computer equipment	- 33% on cost

Taxation

The Hilliers Almshouses is not registered for Value Added Tax. In these financial statements, where applicable, expenditure is shown inclusive of VAT.

Fund accounting

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

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Housing properties

These are valued at cost. Depreciation is not charged in these accounts as due to a high property residual value the charge for the year and the accumulated depreciation are immaterial on an aggregate basis. The Board annually reviews the materiality of housing property depreciation.

The charity has, over a period of years, been upgrading the bathrooms and kitchens. Due to the substantial improvement involved in the upgrading the costs are included under Housing Properties and as such not depreciated due to immateriality. If an improved kitchen or bathroom is subsequently replaced this will be written off to the Income and Expenditure account.

Cyclical Repairs

Hilliers Almshouses has established a regular programme of cyclical repairs and maintenance. Costs are charged to the Revenue Account in the year in which they are incurred.

Maintenance Projects

Maintenance projects unless representing improvements to properties, are charged to the revenue account in the year in which they are incurred.

Notes to the Financial Statements - continued
for the Year Ended 31 March 2022

1. ACCOUNTING POLICIES - continued

Housing properties

Designated Reserves

These are reserves set aside by the Trustees for specific future purposes and projects.

2. INVESTMENT INCOME

	31.3.22	31.3.21
	£	£
Deposit account interest	98	99
Investment interest	6,200	6,201
	<u>6,298</u>	<u>6,300</u>

3. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2022 nor for the year ended 31 March 2021.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 March 2022 nor for the year ended 31 March 2021.

4. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted fund £	Total funds £
INCOME AND ENDOWMENTS FROM			
Charitable activities			
Charitable Activities	191,527	-	191,527
Investment income	6,300	-	6,300
Total	<u>197,827</u>	<u>-</u>	<u>197,827</u>
EXPENDITURE ON			
Charitable activities			
Charitable Activities	92,497	-	92,497
Other	27,835	-	27,835
Total	<u>120,332</u>	<u>-</u>	<u>120,332</u>
NET INCOME	77,495	-	77,495
RECONCILIATION OF FUNDS			
Total funds brought forward	881,121	-	881,121
TOTAL FUNDS CARRIED FORWARD	<u>958,616</u>	<u>-</u>	<u>958,616</u>

Notes to the Financial Statements - continued
for the Year Ended 31 March 2022

5. TANGIBLE FIXED ASSETS

The Hillier Almshouses is built upon a piece of land which was gifted to the Trustees as joint tenants in 1879. The trustees consider that the market value of the freehold land and buildings is in excess of the amount shown in the financial statements, but as these assets are used by the charity to fulfil its principal activity and no disposals are envisaged, the excess is not quantified. In the year to 31 March 2020, a new guest room and studio were created by conversion of a previously unused room in the freehold property.

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.22	31.3.21
	£	£
Prepayments and accrued income	8,430	7,005

7. CURRENT ASSET INVESTMENTS

	31.3.22	31.3.21
	£	£
Listed investments	191,657	172,716

The Trust did not sell any investments in the year under review and continues to hold 1,800 Charity Multi Asset Fund (formerly NAACIF) Accumulation Shares. (Base cost £66,300).

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.22	31.3.21
	£	£
Bank loans and overdrafts (see note 10)	7,350	7,350
Payments on account	1,977	2,054
Other creditors	17,839	8,467
	27,166	17,871

9. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.3.22	31.3.21
	£	£
Bank loans (see note 10)	14,700	22,050

During the year to 31 March 2016, the Trust received £73,500 (including a 5% administration fee) by way of an interest free, unsecured loan from The Almshouse Association. The loan term is 10 years, repayable in 20 equal six-monthly instalments commencing in June 2015.

10. LOANS

An analysis of the maturity of loans is given below:

	31.3.22	31.3.21
	£	£
Amounts falling due within one year on demand:		
Bank loans	7,350	7,350
Amounts falling between one and two years:		
Bank loans - 1-2 years	14,700	14,700
Amounts falling due between two and five years:		
Bank loans - 2-5 years	-	7,350

Notes to the Financial Statements - continued
for the Year Ended 31 March 2022

11. PROVISIONS FOR LIABILITIES

	31.3.22 £	31.3.21 £
Investment revaluation reserve	<u>112,955</u>	<u>106,416</u>

12. MOVEMENT IN FUNDS

	At 1.4.21 £	Net movement in funds £	At 31.3.22 £
Unrestricted funds			
General fund	958,616	59,117	1,017,733
TOTAL FUNDS	<u>958,616</u>	<u>59,117</u>	<u>1,017,733</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	200,205	(141,088)	59,117
TOTAL FUNDS	<u>200,205</u>	<u>(141,088)</u>	<u>59,117</u>

Comparatives for movement in funds

	At 1.4.20 £	Net movement in funds £	At 31.3.21 £
Unrestricted funds			
General fund	881,121	77,495	958,616
TOTAL FUNDS	<u>881,121</u>	<u>77,495</u>	<u>958,616</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	197,827	(120,332)	77,495
TOTAL FUNDS	<u>197,827</u>	<u>(120,332)</u>	<u>77,495</u>

Notes to the Financial Statements - continued
for the Year Ended 31 March 2022

12. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.4.20 £	Net movement in funds £	At 31.3.22 £
Unrestricted funds			
General fund	881,121	136,612	1,017,733
TOTAL FUNDS	<u>881,121</u>	<u>136,612</u>	<u>1,017,733</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	398,032	(261,420)	136,612
TOTAL FUNDS	<u>398,032</u>	<u>(261,420)</u>	<u>136,612</u>

13. RELATED PARTY DISCLOSURES

One of the trustees provided catering for in-house social events during the year under review to a value of £915 (2021: £ nil); apart from that, there were no other related party transactions for the year ended 31 March 2022 or the prior year.

14. DESIGNATED FUNDS

Within unrestricted funds is a balance which the trustees deem to be Designated funds; the balance of which stood at £1,662 at 31 March 2022 (2021: £2,089). The Designated fund has been created by the trustees to illustrate funds received from donations which are designated for activities for the entertainment of residents

Detailed Statement of Financial Activities
for the Year Ended 31 March 2022

	31.3.22 £	31.3.21 £
INCOME AND ENDOWMENTS		
Investment income		
Deposit account interest	98	99
Investment interest	6,200	6,201
	6,298	6,300
Charitable activities		
Rental Income	204,086	191,007
Voids & notice periods	(13,241)	-
Guest flat	235	190
Resident fund income	(427)	330
Insurance claim proceeds	3,154	-
Donations	100	-
	193,907	191,527
Total incoming resources		
	200,205	197,827
EXPENDITURE		
Charitable activities		
Warden	23,960	23,580
Social security	843	823
Insurance	3,208	3,091
TV Licences	332	254
Sundries	163	208
Warden call	2,205	2,242
Electricity	9,824	8,617
Gas	12,012	10,955
Water	9,633	9,221
Cleaning	1,361	856
Gardening	5,480	3,192
Maintenance charges	36,497	29,342
Council tax	671	(31)
Residents entertainment	1,311	-
Training costs	534	-
Depreciation of tangible fixed assets	2,516	-
	110,550	92,350
Support costs		
Management		
Clerk & Finance officer	23,388	23,014
Telephone	2,185	1,776
Independent Examiner fees	2,100	1,920
Legal fees	1,638	-
Clerks expenses	877	812
Subscriptions	350	313
	30,538	27,835

Hillier Almshouses

Detailed Statement of Financial Activities for the Year Ended 31 March 2022

	31.3.22 £	31.3.21 £
Management		
Finance		
Bank charges	-	1
Loan Interest	-	146
	-	147
Total resources expended	141,088	120,332
Net income	59,117	77,495

THE HILLIER ALMSHOUSES

England & Wales - Charity number 201218

Accounts

Report of the Trustees and
Unaudited Financial Statements for the Year Ended 31 March 2021
for
Hillier Almshouses

Brewers Chartered Accountants
Bourne House
Queen Street
Gomshall
Surrey
GU5 9LY

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for the Year Ended 31 March 2021

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Hillier Almshouses

Report of the Trustees for the Year Ended 31 March 2021

Constitution

The Charity is also known as Hilliers Charity Reg no. 201218 and operates from Hillier House, Farnham Road, Guildford GU2 7LT.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Charity's governing document is a Charity Commission Scheme dated 31st October 1995 (last amended 6th February 2006).

REFERENCE AND ADMINISTRATIVE DETAILS

Mrs Maureen Hibberd	Chairman
Cllr David Goodwin	
Dr Susan Snashall	
Mrs Nathalie Antoinet	
Mrs Jo Radley	
Mrs Ann Dry	
Mrs Karen Inch	resigned 7 July 2020
Mr Mark Ryan	appointed 13 October 2020
Mrs Susan McKenzie	appointed 13 October 2020

The Charity has appointed the Official Custodian for Charities as the registered proprietor with the Land Registry.

The Patron: The Right Honourable The Earl of Onslow.

The trustees are aided in running the Charity by the clerk/manager. The full board of trustees meets 3 times per year. The chairman and clerk/manager meet on a monthly basis and encourage at least one other trustee to join all of these meetings. Whilst COVID 19 has had an impact on the ability to meet in person during this year, strong lines of communication have continued via phone and email.

The appointing bodies are:

Church Meeting of Guildford United Reformed Church
Parochial Church Council of the Ecclesiastical Parish of St Nicolas, Guildford
Trustees of Guildford Methodist Church.

The Charity's :

Independent Examiner is A M Skilton of Brewers Chartered Accountants, Queen St,, Gomshall, GU5 9LY
Bank Current Account is Lloyds, 147 High Street, Guildford GU1 3AG
Bank Deposit Account is CCLA Investment Management Ltd, 80 Cheapside, London EC2V 6DZ
Solicitor is Moore Barlow LLP, The Oriel, Sydenham Road, Guildford GU1 3SR

Hillier Almshouses

Report of the Trustees for the Year Ended 31 March 2021

Principal Activities for the Public Benefit

The purpose of the Charity, founded in 1800, is to provide accommodation for poor women of good character who are not less than 45 years of age and members of the Church of England or of some congregation of Protestant Dissenters or Methodists. The Charity is managed by the Board of Trustees which employs a Clerk/Manager, a Finance Officer and a Non-Resident Warden.

The Charity owns Hillier House, built in 1970, which provides sheltered accommodation for older women. Currently the scheme has nine 1-bed roomed flats and 20 studios which are all self-contained. At the beginning of the accounting year, 1 April 2020 there was 1 void and at the end of the period, 31 March 2021 there were no voids. Sadly, during the year two of our older residents moved into nursing homes but we were pleased to welcome three new residents..

The Charity's income must not be used directly in the relief of rates, taxes or other public funds but may supplement relief or assistance provided out of public funds.

The Trustees confirm they have referred to the Charity Commission's general guidance on public benefit when reviewing the Charity's aims and objectives and in considering the future activities of the Charity.

Recruitment and Appointment of Trustees

The Board of Trustees seeks to recruit new trustees to balance various skills required to manage the Charity.

During the year one of our trustees, Karen Inch, stepped down however we were very pleased to welcome two new trustees to the board.

Trustee Induction and Training

All new trustees are welcomed into Hillier House and spend time meeting the other trustees, staff and residents to understand the operations of the Charity. Training is, by necessity, tailored to individual needs depending on the knowledge gaps and experience of the individual involved and full advantage is taken of the training provided by the Almshouse Association. Due to the Covid 19 pandemic the annual Almshouse Association seminar was cancelled.

Whilst two full trustee meetings were cancelled during the year, use of a local church hall allowed the trustees to meet safely on one occasion during the year. However, the missed meetings were replaced by a full agenda and accompanying paperwork which the trustees were asked to comment on or where necessary cast a vote via email. All information was collated by the clerk and recorded with any ratification required being carried over to the next meeting.

Staff

The Charity continues to employ 3 members of staff and are committed to nurturing and training them. Safeguarding training due to be attended by the Clerk/Manager and Warden during the year was cancelled due to Covid 19, although staff took full advantage of the various on-line training courses provided by the Almshouse Association.

Staff working patterns were geared around keeping them safe with restricted duties, reduced hours and home working where possible.

Review of the Year and the Future

During 2021, once again, the trustees have continued their objective of providing a high standard of maintenance, happy community spirit, and safe environment for residents whilst continuing to improve and modernise the building and facilities. The trustees and staff strive to keep Hillier House as an attractive and desirable place to live in a changing and competitive sheltered housing market.

Report of the Trustees
for the Year Ended 31 March 2021

This year was particularly challenging due to the Covid 19 pandemic. Throughout the year the principle aim first and foremost of the trustees and staff was to keep the residents, the staff and all users of Hillier House safe. Some tough decisions had to be made with restrictions and guidelines being followed as directed by the Government. PPE, hand sanitising dispensers and electric hand-dryers were introduced and as the pandemic worsened the Charity made the decision that face coverings must be worn by everyone within communal areas at all times. Sadly, much of the social activities of the residents were curtailed and all but essential visitors and "bubbles" were prohibited from entering the building, although, full use was made of the garden whilst restrictions allowed and within the parameters of the Government guidelines. The garden furniture was placed strategically at a social distance, new parasols were purchased and family and friends were encouraged to make garden visits within the prescribed rules whilst permitted. Fish and chip lunches were also enjoyed with the Warden delivering them to the residents doors. In early December our first resident had her vaccination and from January 2021 many of the other residents followed.

During 2021, the Charity continued to complete all essential maintenance work and constantly ensured all health and safety requirements were upheld. Fortunately, despite Covid 19 restrictions the undertaking of vital inspections and certifications such as gas, PAT testing, fire risk assessing, fire safety equipment testing, etc. and crucially implementing any short comings or recommendations continued. Work was completed in the garden to remove a large flowerbed to the east of the garden which was replaced with turf, reducing the maintenance and upkeep. Further work is to be undertaken in the car park to produce extra parking. It was agreed that a new, large and welcoming sign be erected on the car park wall to replace the rather dated and functional signage that had been in place for very many years, the sign also improves the appearance of the building. In the first quarter of 2021 the trustees considered full upgrading of the Warden Emergency Call System, an on-line quorum vote at the March "trustee meeting" agreed that the current Tunstall equipment would be replaced by a Delta system which would be fully compatible with the switch from analogue to digital which is expected to happen within the next 3 years. Installation of the new system will take place during the financial year 2021/2022. During 2021 the 5-yearly quinquennial review is due; a full survey of the building, at which time consideration can be given to future long-term sustainable improvements.

During 2020 the Charity continued to make extra payments to reduce their loan with Lloyds Bank and in January 2021 the decision was made to clear the loan completely leaving the Charity with the liability of just one Almshouse Association loan which is interest-free. The Charity also adopted a new accounting system - Xero as recommended by their reporting accountants.

The Charity regularly reviews all its adopted policies on a rolling programme, with the Disaster Plan and the Safeguarding policy being reviewed at least annually. Most of the policies are those recommended by the Almshouse Association. The major financial and physical risks identified by the trustees, to which the Charity is exposed, continue to be reviewed on a regular basis and systems established to mitigate those risks.

The Charity has made a surplus for the year of £77,495 after adjustment for unrealised losses on investments held at the Balance Sheet date. Aggregate reserves at 31 March 2021 stood at £958,616 (2020:£881,121).

Weekly Maintenance Contributions

The WMC is reviewed annually with any changes being implemented during the first week of April to coincide with the start of the Charity's financial year.

Freehold Land and Buildings

The trustees consider that the market value of freehold land and buildings is in excess of the amount shown in the financial statements, but as these assets are used by the Charity to fulfil its principal activity and no disposals are envisaged, the excess is not quantified.

Reserves Policy

The charity aims to maintain a liquid reserve in cash and investments on the general fund equivalent to at least six months' management and service costs. The remaining bank reserves and current asset investments are allocated to improvement projects and to pay for any one-off unforeseen expenditure

Investment Policy

Report of the Trustees
for the Year Ended 31 March 2021

Under its governing deed the charity is required to invest monies not needed for immediate working purposes. The trustees determine whether this should be in bank deposits or longer-term investments after taking appropriate advice. A new written Investment policy was formerly adopted during 2021 based on the model policy recommended by the Almshouse Association

Resident Involvement

A full review of the year's activities is produced and circulated to the residents and staff by way of a regular Chairman's newsletter, inviting them to take the opportunity of giving feedback. The Charity also has a Facebook page which is regularly updated with photos and events which the resident's family and friends enjoy seeing and commenting on.

Statement of Trustees' Responsibilities

Registered Social Housing legislation requires the trustees to prepare financial statements for each financial year, which give a true and fair view of the state of affairs of the Charity and of the surplus or deficit for that period. In preparing these financial statements the Charity is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Charity will continue to exist.

The trustees are responsible for keeping proper accounting records, which disclose with reasonable accuracy at any time the financial position of the charity and enable it to ensure that the financial statements comply with the Charities Act 1993, Schedule 1 to the Housing Act 1996 and the Accounting Requirements for Registered Social Landlords General Determination 2006 as amended. It has general responsibility for taking reasonable steps to safeguard the assets of the Registered Social Landlord and to prevent and detect fraud and other irregularities.

Approved by order of the board of trustees on and signed on its behalf by:

.....
M Hibberd - Trustee

Independent Examiner's Report to the Trustees of
Hillier Almshouses

Independent examiner's report to the trustees of Hillier Almshouses

I report to the charity trustees on my examination of the accounts of Hillier Almshouses (the Trust) for the year ended 31 March 2021.

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 Act and in carrying out my examination I have followed all 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 Trust 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.

A M Skilton
Brewers Chartered Accountants
Bourne House
Queen Street
Gomshall
Surrey
GU5 9LY

Date:

Hillier Almshouses

Statement of Financial Activities
for the Year Ended 31 March 2021

	Notes	Unrestricted funds £	Restricted fund £	31.3.21 Total funds £	31.3.20 Total funds £
INCOME AND ENDOWMENTS FROM					
Charitable activities					
Charitable Activities		191,527	-	191,527	196,228
Investment income	2	6,300	-	6,300	5,617
Total		197,827	-	197,827	201,845
EXPENDITURE ON					
Charitable activities					
Charitable Activities		92,497	-	92,497	98,618
Other		27,835	-	27,835	29,432
Total		120,332	-	120,332	128,050
Net gains/(losses) on investments		-	-	-	(46,899)
NET INCOME		77,495	-	77,495	26,896
RECONCILIATION OF FUNDS					
Total funds brought forward		881,121	-	881,121	854,225
TOTAL FUNDS CARRIED FORWARD		<u>958,616</u>	<u>-</u>	<u>958,616</u>	<u>881,121</u>

The notes form part of these financial statements

Hillier Almshouses

Balance Sheet
31 March 2021

	Notes	Unrestricted funds £	Restricted fund £	31.3.21 Total funds £	31.3.20 Total funds £
FIXED ASSETS					
Tangible assets	5	792,717	-	792,717	792,717
CURRENT ASSETS					
Debtors	6	7,005	-	7,005	3,192
Investments	7	172,716	-	172,716	134,401
Cash at bank and in hand		132,515	-	132,515	139,126
		<u>312,236</u>	<u>-</u>	<u>312,236</u>	<u>276,719</u>
CREDITORS					
Amounts falling due within one year	8	(17,871)	-	(17,871)	(30,066)
NET CURRENT ASSETS		<u>294,365</u>	<u>-</u>	<u>294,365</u>	<u>246,653</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>1,087,082</u>	<u>-</u>	<u>1,087,082</u>	<u>1,039,370</u>
CREDITORS					
Amounts falling due after more than one year	9	(22,050)	-	(22,050)	(83,947)
PROVISIONS FOR LIABILITIES	11	(106,416)	-	(106,416)	(74,302)
NET ASSETS		<u>958,616</u>	<u>-</u>	<u>958,616</u>	<u>881,121</u>
FUNDS	12				
Unrestricted funds				958,616	881,121
TOTAL FUNDS				<u>958,616</u>	<u>881,121</u>

The financial statements were approved by the Board of Trustees and authorised for issue on and were signed on its behalf by:

.....
M Hibberd - Trustee

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Fixtures and fittings	- 10% on cost
Computer equipment	- 33% on cost

Taxation

The Hilliers Almshouses is not registered for Value Added Tax. In these financial statements, where applicable, expenditure is shown inclusive of VAT.

Fund accounting

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

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

Housing properties

These are valued at cost. Depreciation is not charged in these accounts as due to a high property residual value the charge for the year and the accumulated depreciation are immaterial on an aggregate basis. The Board annually reviews the materiality of housing property depreciation.

The charity has, over a period of years, been upgrading the bathrooms and kitchens. Due to the substantial improvement involved in the upgrading the costs are included under Housing Properties and as such not depreciated due to immateriality. If an improved kitchen or bathroom is subsequently replaced this will be written off to the Income and Expenditure account.

Cyclical Repairs

Hilliers Almshouses has established a regular programme of cyclical repairs and maintenance. Costs are charged to the Revenue Account in the year in which they are incurred.

Notes to the Financial Statements - continued
for the Year Ended 31 March 2021

1. ACCOUNTING POLICIES - continued

Housing properties

Maintenance Projects

Maintenance projects unless representing improvements to properties, are charged to the revenue account in the year in which they are incurred.

Designated Reserves

These are reserves set aside by the Trustees for specific future purposes and projects.

2. INVESTMENT INCOME

	31.3.21	31.3.20
	£	£
Deposit account interest	99	553
Investment interest	6,201	5,064
	<u>6,300</u>	<u>5,617</u>

3. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 March 2021 nor for the year ended 31 March 2020.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 March 2021 nor for the year ended 31 March 2020.

4. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Restricted fund £	Total funds £
INCOME AND ENDOWMENTS FROM			
Charitable activities			
Charitable Activities	196,228	-	196,228
Investment income	<u>5,617</u>	<u>-</u>	<u>5,617</u>
Total	201,845	-	201,845
EXPENDITURE ON			
Charitable activities			
Charitable Activities	98,618	-	98,618
Other	<u>29,432</u>	<u>-</u>	<u>29,432</u>
Total	128,050	-	128,050
Net gains/(losses) on investments	<u>(46,899)</u>	<u>-</u>	<u>(46,899)</u>
NET INCOME	26,896	-	26,896
RECONCILIATION OF FUNDS			
Total funds brought forward	854,225	-	854,225

Notes to the Financial Statements - continued
for the Year Ended 31 March 2021

4. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued

	Unrestricted funds £	Restricted fund £	Total funds £
	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS CARRIED FORWARD	<u>881,121</u>	<u>-</u>	<u>881,121</u>

5. TANGIBLE FIXED ASSETS

The Hillier Almshouses is built upon a piece of land which was gifted to the Trustees as joint tenants in 1879. The trustees consider that the market value of the freehold land and buildings is in excess of the amount shown in the financial statements, but as these assets are used by the charity to fulfil its principal activity and no disposals are envisaged, the excess is not quantified. In the year to 31 March 2020, a new guest room and studio were created by conversion of a previously unused room in the freehold property.

6. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.21	31.3.20
	£	£
Prepayments and accrued income	<u>7,005</u>	<u>3,192</u>

7. CURRENT ASSET INVESTMENTS

	31.3.21	31.3.20
	£	£
Listed investments	<u>172,716</u>	<u>134,401</u>

The Trust did not sell any investments in the year under review and continues to hold 1,800 COIF (formerly NAACIF) Accumulation Shares. (Base cost £66,300).

8. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.3.21	31.3.20
	£	£
Bank loans and overdrafts (see note 10)	7,350	21,750
Payments on account	2,054	-
Other creditors	<u>8,467</u>	<u>8,316</u>
	<u>17,871</u>	<u>30,066</u>

Notes to the Financial Statements - continued
for the Year Ended 31 March 2021

9. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.3.21	31.3.20
	£	£
Bank loans (see note 10)	<u>22,050</u>	<u>83,947</u>

One mortgage loan with Lloyds TSB was previously secured by charges on The Hillier Almshouses' housing land and buildings however the trustees decided during the year to pay off the outstanding debt entirely and thus remove the mortgage liability from the Balance Sheet.

During the year to 31 March 2016, the Trust received £73,500 (including a 5% administration fee) by way of an interest free, unsecured loan from The Almshouse Association. The loan term is 10 years, repayable in 20 equal six-monthly instalments commencing in June 2015.

10. LOANS

An analysis of the maturity of loans is given below:

	31.3.21	31.3.20
	£	£
Amounts falling due within one year on demand:		
Bank loans	<u>7,350</u>	<u>21,750</u>
Amounts falling between one and two years:		
Bank loans - 1-2 years	<u>14,700</u>	<u>43,500</u>
Amounts falling due between two and five years:		
Bank loans - 2-5 years	<u>7,350</u>	<u>40,447</u>

11. PROVISIONS FOR LIABILITIES

	31.3.21	31.3.20
	£	£
Investment revaluation reserve	<u>106,416</u>	<u>74,302</u>

12. MOVEMENT IN FUNDS

	At 1.4.20	Net movement in funds	At 31.3.21
	£	£	£
Unrestricted funds			
General fund	881,121	77,495	958,616
	<u>881,121</u>	<u>77,495</u>	<u>958,616</u>
TOTAL FUNDS	<u>881,121</u>	<u>77,495</u>	<u>958,616</u>

Notes to the Financial Statements - continued
for the Year Ended 31 March 2021

12. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	197,827	(120,332)	77,495
TOTAL FUNDS	<u>197,827</u>	<u>(120,332)</u>	<u>77,495</u>

Comparatives for movement in funds

	At 1.4.19 £	Net movement in funds £	At 31.3.20 £
Unrestricted funds			
General fund	854,225	26,896	881,121
TOTAL FUNDS	<u>854,225</u>	<u>26,896</u>	<u>881,121</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	201,845	(128,050)	(46,899)	26,896
TOTAL FUNDS	<u>201,845</u>	<u>(128,050)</u>	<u>(46,899)</u>	<u>26,896</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.4.19 £	Net movement in funds £	At 31.3.21 £
Unrestricted funds			
General fund	854,225	104,391	958,616
TOTAL FUNDS	<u>854,225</u>	<u>104,391</u>	<u>958,616</u>

Notes to the Financial Statements - continued
for the Year Ended 31 March 2021

12. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	399,672	(248,382)	(46,899)	104,391
TOTAL FUNDS	<u>399,672</u>	<u>(248,382)</u>	<u>(46,899)</u>	<u>104,391</u>

13. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 March 2021.

14. DESIGNATED FUNDS

Within unrestricted funds is a balance which the trustees deem to be Designated funds. The Designated fund has been created by the Trustees to illustrate funds received from donations which are designated for the entertainment of residents

Hillier Almshouses

Detailed Statement of Financial Activities for the Year Ended 31 March 2021

	31.3.21 £	31.3.20 £
INCOME AND ENDOWMENTS		
Investment income		
Deposit account interest	99	553
Investment interest	6,201	5,064
	6,300	5,617
Charitable activities		
Rental Income	191,007	199,013
Voids & notice periods	-	(3,726)
Guest flat	190	1,350
Gifts	330	(409)
	191,527	196,228
Total incoming resources		
	197,827	201,845
EXPENDITURE		
Charitable activities		
Warden & Cleaner	23,580	25,807
Social security	823	794
Insurance	3,091	3,012
TV Licences	254	250
Sundries	208	1,085
Warden call	2,242	2,111
Electricity	8,617	8,479
Gas	10,955	10,432
Water	9,221	8,992
Cleaning	856	488
Gardening	3,192	1,491
Property Improvements	-	2,237
Maintenance charges	29,342	30,031
Council tax	(31)	176
Depreciation of tangible fixed assets	-	1,553
	92,350	96,938
Support costs		
Management		
Clerk & Finance officer	23,014	22,337
Telephone	1,776	2,040
Advertising	-	35
Independent Examiner fees	1,920	1,932
Legal fees	-	1,680
Clerks expenses	812	768
Subscriptions	313	275
	27,835	29,067

This page does not form part of the statutory financial statements

Hillier Almshouses

Detailed Statement of Financial Activities for the Year Ended 31 March 2021

	31.3.21 £	31.3.20 £
Management		
Finance		
Bank charges	1	-
Loan Interest	146	2,045
	<u>147</u>	<u>2,045</u>
Total resources expended	<u>120,332</u>	<u>128,050</u>
Net income	<u><u>77,495</u></u>	<u><u>73,795</u></u>