

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

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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**

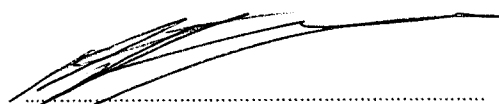
In preparing these financial statements, the trustees are required to:

- 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.

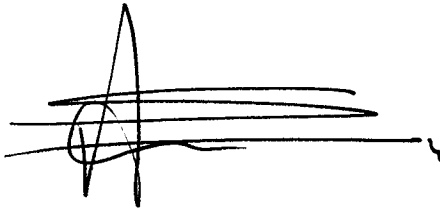
Independent examiner's statement

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