

# WILLOW ALMSHOUSES FOUNDED BY MRS MARY ANN KENNET OF PETERSFIELD

England & Wales · Charity number 202986

## Details

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Other names	WILLOW ALMSHOUSES
Status	Registered
Legal form	Other
Registered	1969-06-13
Register	<a href="#">View on the Charity Commission register</a>

## Contact

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Address	Winton House Centre Winton House 18 High Street Petersfield Hampshire GU32 3JL
Phone	01730266046
Email	<a href="mailto:sarah.moss3@btinternet.com">sarah.moss3@btinternet.com</a>

## Activities

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**Objects:** (1) FOR THE BENEFIT OF THE RESIDENTS IN THE ALMSHOUSES IN SUCH MANNER AS THE TRUSTEES FROM TIME TO TIME THINK FIT. (2) FOR THE BENEFIT OF POOR PERSONS OF AT LEAST 60 YEARS OF AGE AND RESIDENT IN THE PARISH OF PETERSFIELD, WITH A PREFERENCE FOR POOR MEN. FOR QUALIFICATION OF RESIDENTS SEE CLAUSE 12 OF SCHEME.

**Activities:** Provision of housing for Almspersons

## Classification

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

## Geography

- **Area of benefit:** ANCIENT PARISHES OF PETERSFIELD AND SHEET
- Hampshire

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-10-31	£25,761	£23,620	-	-
2024-10-31	£20,894	£19,041	-	-
2023-09-30	£22,438	£18,614	-	-
2022-09-30	£19,785	£18,903	-	-
2021-09-30	£14,424	£133,976	-	-

## Trustees

Name	Role	Appointed
Linda Wallace	Chair	2023-11-15
James Mark White		2025-06-02
John Edge		2023-11-15
Sarah Elizabeth Anne Moss		2022-05-23
Yvette Paula Wands		2017-05-03

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# Accounts

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I have examined the books of the charity, together with all bank statements, vouchers and receipts and find

the financial statement to be correctly stated.

Anna Wemyss  
CFRE  
27/3/2026

**Income and Expenditure**

Accounting period: 01/11/2024 to 31/10/2025  
Reporting period: Full Year 01/11/2024 to 31/10/2025

	Period		Year to Date	
	Current Year	Prior Year	Current Year	Prior Year
<b>Income</b>				
Maintenance				
Flat 1	£ 6,568.00	£ 4,470.00	£ 6,568.00	£ 4,470.00
Flat 6	£ 6,968.60	£ 6,009.00	£ 6,968.60	£ 6,009.00
Flat 12	£ 6,190.00	£ 4,955.00	£ 6,190.00	£ 4,955.00
Flat 24	£ 6,094.00	£ 5,460.00	£ 6,094.00	£ 5,460.00
	<u>£ 25,760.60</u>	<u>£ 20,894.00</u>	<u>£ 25,760.60</u>	<u>£ 20,894.00</u>
Investment	£ 35,000.00	£ -	£ 35,000.00	£ -
<b>Total Income</b>	<u>£ 60,760.60</u>	<u>£ 20,894.00</u>	<u>£ 60,760.60</u>	<u>£ 20,894.00</u>
<b>Expenditure</b>				
Insurance				
Claim reimbursement	-£ 648.00	£ -	-£ 648.00	£ -
Premium	£ 257.60	£ 257.60	£ 257.60	£ 257.60
	<u>-£ 390.40</u>	<u>£ 257.60</u>	<u>-£ 390.40</u>	<u>£ 257.60</u>
Other				
Deed storage	£ 92.02	£ 92.02	£ 92.02	£ 92.02
Investment	£ 35,000.00	£ 74,205.00	£ 35,000.00	£ 74,205.00
Membership fees	£ 285.00	£ 267.00	£ 285.00	£ 267.00
Miscellaneous	£ 71.89	£ 63.80	£ 71.89	£ 63.80
Xmas Gift	£ 600.00	£ 600.00	£ 600.00	£ 600.00
	<u>£ 36,048.91</u>	<u>£ 75,227.82</u>	<u>£ 36,048.91</u>	<u>£ 75,227.82</u>
Property				
Ground rent	£ 1,757.20	£ 1,757.20	£ 1,757.20	£ 1,757.20
Other	£ 49.99	£ 204.50	£ 49.99	£ 204.50
Service charge	£ 13,691.27	£ 12,740.76	£ 13,691.27	£ 12,740.76
Works	£ 7,523.00	£ 3,058.16	£ 7,523.00	£ 3,058.16
	<u>£ 22,961.46</u>	<u>£ 17,760.62</u>	<u>£ 22,961.46</u>	<u>£ 17,760.62</u>
<b>Total Expenditure</b>	<u>£ 58,619.97</u>	<u>£ 93,246.04</u>	<u>£ 58,619.97</u>	<u>£ 93,246.04</u>
<b>Surplus/Deficit</b>	<u>£ 2,140.63</u>	<u>-£ 72,352.04</u>	<u>£ 2,140.63</u>	<u>-£ 72,352.04</u>

**Property Analysis**

	Period			YTD		
	Income	Expenditure	Surplus/Deficit	Income	Expenditure	Surplus/Deficit
<b>Actual</b>						
Flat 1	£ 6,568.00	£ 3,618.47	£ 2,949.53	£ 7,585.00	£ 3,618.47	£ 3,966.53
Flat 6	£ 6,968.60	£ 5,133.06	£ 1,835.54	£ 8,723.00	£ 5,133.06	£ 3,589.94
Flat 12	£ 6,190.00	£ 3,818.46	£ 2,371.54	£ 7,690.00	£ 3,818.46	£ 3,871.54
Flat 24	£ 6,094.00	£ 10,343.47	-£ 4,209.47	£ 7,568.00	£ 10,343.47	-£ 2,775.47
	<u>£ 25,760.60</u>	<u>£ 22,913.46</u>	<u>£ 2,847.14</u>	<u>£ 31,566.00</u>	<u>£ 22,913.46</u>	<u>£ 8,652.54</u>
<b>Expected</b>		Variance			Variance	
Flat 1	£ 6,059.50	£ 508.50		£ 6,059.50	£ 1,525.50	
Flat 6	£ 6,968.60	£ -		£ 6,968.60	£ 1,754.40	
Flat 12	£ 6,059.50	£ 130.50		£ 6,059.50	£ 1,630.50	
Flat 24	£ 6,059.50	-£ 25.50		£ 6,059.50	£ 1,508.50	
	<u>£ 25,147.10</u>	<u>£ 513.50</u>		<u>£ 25,147.10</u>	<u>£ 6,418.90</u>	

**Commentary**

The timing of actual maintenance contribution income received during the year has taken Willow over the £25k threshold for reporting to the Charity Commission. Therefore Willow will now need to provide more detailed financial information via a set of annual accounts:

- \* Receipt and payment accounting
- \* Accrual accounting, including assets and liabilities
- \* Have the accounts examined or audited.

The annualisation of the increased contribution amounts effective from 1st April will thus continue and becomes the norm and could lead to increased costs.

### Assets - Cash/Funds

Period	Opening balance @ 01/11/2024		Closing balance @ 31/10/2025		Return			
	Current Year	Prior Year	Current Year	Prior Year	Current Year		Prior Year	
NatWest	£ 11,126.36	£ 83,478.40	£ 12,784.49	£ 11,126.36	£ 1,658.13	14.9%	-£ 72,352.04	-865.9%
CCLA Deposit Fund	£ 74,729.75	£ -	£ 42,931.00	£ 74,729.75	-£ 31,798.75	-42.6%	£ 74,729.75	174.1%
M&G Multi Asset	£ 44,480.49	£ 38,360.93	£ 87,557.47	£ 44,480.49	£ 43,076.98	96.8%	£ 6,119.56	7.0%
<b>Total</b>	<b>£ 130,336.60</b>	<b>£ 121,839.33</b>	<b>£ 143,272.96</b>	<b>£ 130,336.60</b>	<b>£ 12,936.36</b>	<b>9.9%</b>	<b>£ 8,497.27</b>	<b>5.9%</b>

Year to date	Opening balance @ 01/11/2024		Closing balance @ 31/10/2025		Return			
	Current Year	Prior Year	Current Year	Prior Year	Current Year		Prior Year	
NatWest	£ 11,126.36	£ 83,478.40	£ 12,784.49	£ 11,126.36	£ 1,658.13	14.9%	-£ 72,352.04	-865.9%
CCLA Deposit Fund	£ 74,729.75	£ -	£ 42,931.00	£ 74,729.75	-£ 31,798.75	-42.6%	£ 74,729.75	174.1%
M&G Multi Asset	£ 44,480.49	£ 38,360.93	£ 87,557.47	£ 44,480.49	£ 43,076.98	96.8%	£ 6,119.56	7.0%
<b>Total</b>	<b>£ 130,336.60</b>	<b>£ 121,839.33</b>	<b>£ 143,272.96</b>	<b>£ 130,336.60</b>	<b>£ 12,936.36</b>	<b>9.9%</b>	<b>£ 8,497.27</b>	<b>5.9%</b>

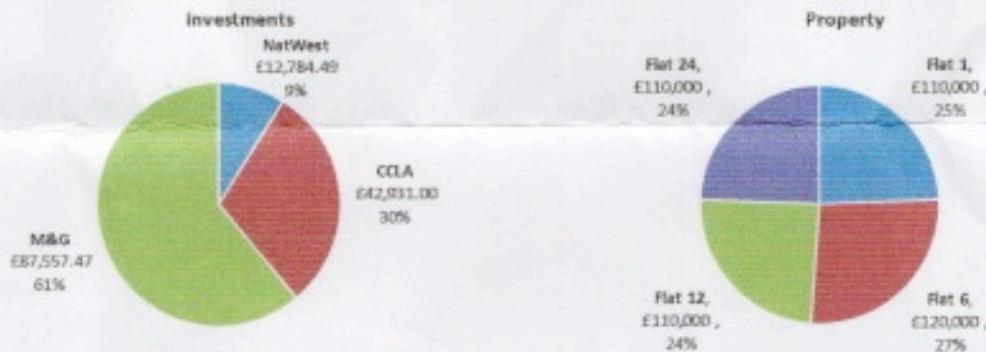
### Assets - category of use

	NatWest	CCLA	M&G	Total
Unrestricted funds	£ 12,784.49	£ 4,191.17	£ 87,557.47	£ 104,533.14
Restricted funds	-	£ 38,739.83	-	£ 38,739.83
<b>Total</b>	<b>£ 12,784.49</b>	<b>£ 42,931.00</b>	<b>£ 87,557.47</b>	<b>£ 143,272.96</b>

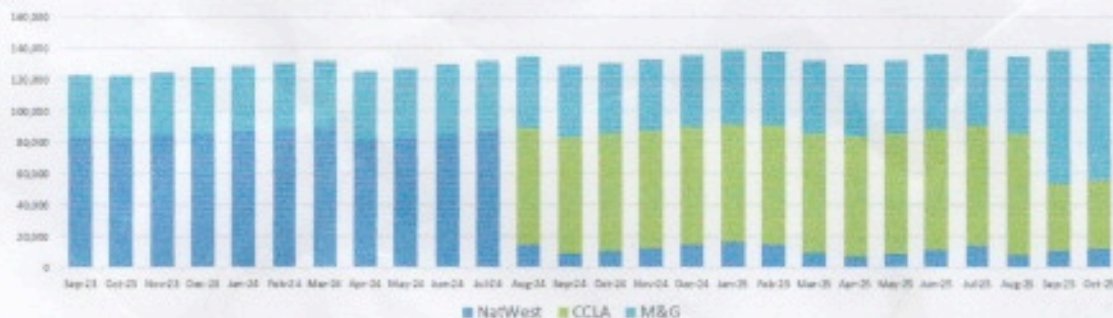
### Assets - Property

Flat 1	£ 110,000
Flat 6	£ 120,000
Flat 12	£ 110,000
Flat 24	£ 110,000
<b>Total</b>	<b>£ 450,000</b>

### Asset Mix



### Asset Growth



### Commentary

The rebalance of the investment portfolio was completed in the quarter 4.

Over the last 12 months, the investment environment has been volatile, both economic and geopolitical. However, overall there has been strong growth in investment assets of x0%. The large move in investments in Q4 quarter is making the underlying investment growth between the investments, which for the full year is:

ODF deposit fund 4.7%  
M&G multi asset 14.7%