

**REGISTERED CHARITY NUMBER: 203141**

**THE PERRY ALMSHOUSE CHARITY**  
**TRUSTEES' REPORT & FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED**  
**31 DECEMBER 2024**

**THE PERRY ALMSHOUSE CHARITY**

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FOR THE YEAR ENDED 31 DECEMBER 2024**

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## **THE PERRY ALMSHOUSES CHARITY TRUSTEES' REPORT FOR THE YEAR ENDED 31 DECEMBER 2024**

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The Trustees present their annual report and the financial statements for the year ended 31 December 2024.

### **OBJECTIVES AND ACTIVITIES**

The objective of the Charity is to maintain the properties known as The Perry Almshouses for the purpose of providing accommodation to persons aged over sixty, who are preferably practising members of a Christian Church residing in the Civil Parish of Winterbourne and who comply with certain other conditions as specified in a scheme sealed by the Charity Commissioners in 1993. The Trustees have regard to the guidance issued by the Charity Commission on public benefit. The charity receives funds from charges raised on residents in the form of maintenance fees. The charges are raised to cover the costs of providing support and services to the residents and maintenance of the grounds and equipment.

### **ACHIEVEMENTS AND PERFORMANCE**

During the year 2024, eleven residents who have strong ties to the local parish were offered affordable housing solutions, reducing the strain on public services and fostering local connections. One property, following a change in residency, required refurbishment to ensure it remained fit for purpose. Property repairs undertaken for the reporting period totalled £20,984 ensuring that they met essential safety, comfort, and modern living requirements. The Ombudsman Complaints Self-Assessment was undertaken in June which showed compliance in all areas of the code's requirements.

### **FINANCIAL REVIEW**

During the year Maintenance Contributions amounted to £39,621 (2023 - £35,942) and income from investments and grant total £2,985 (2023 - £567). The overall surplus for the year amounted to £6,873 (2023 - (£4,251)). Expenditure for all maintenance and governance activities were congruent with budget forecasts.

#### *Reserves policy*

The Trustees have an approved Reserves Policy which is reviewed annually. The Trustees take the view that reserves are essential to maintain the ongoing viability of the charity. The Extraordinary Repair Fund (ERF) is a designated fund which will be used for future major expenditure. The fund is invested in accumulation shares and in a Common Investment Fund. The Cyclical Maintenance Fund (CMF) is a designated fund to which transfers are made from the Income and Expenditure Account and is used to meet maintenance costs occurring at regular intervals. The Trustees recognise the need to have sufficient funds in reserve readily available as, or convertible into, cash to cover day to day expenditure, especially in the event that there is a reduction in Monthly Maintenance Contribution (MMC) income following the departure of residents pending new residents being appointed. In order to mitigate this risk, the trustees have calculated that free reserves of £4,000 would be needed to allow the charity to operate for at least 12 months without income from one house's MMC. As at 31 December 2024, the balance of funds held was £2,643,324 (2023 - £2,636,451).

The Value for Money Statement and Matrix has been reviewed, and the Trustees have concluded that the Matrices are not relevant to, and therefore do not apply to, the Perry Almshouses.

### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

#### **Governing Document**

The Perry Almshouse Charity is an unincorporated charity. It was established under a trust deed in 1851. It is a registered charity, number 203141. A new governing scheme was sealed by the Charity Commissioners on 21 January 1993 and amended on 4 August 2011 and 26 July 2018.

## **THE PERRY ALMSHOUSES CHARITY TRUSTEES' REPORT (Continued)**

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### **Trustees**

The body of Trustees consists of the Rector of Winterbourne together with five co-opted Trustees who shall be persons who, through residence, occupation or employment, or otherwise, have special knowledge of the area of the Ancient Parish of Winterbourne and are appointed at a full meeting of incumbent Trustees. New trustees are selected and appointed by the existing Trustees. When appointing a new Trustees consideration is given to the skills the new trustees may possess as well as their knowledge and understanding of the community they will serve.

### **Risk Management**

The Trustees of the Perry Almshouse Charitable Trust recognise and accept their responsibilities to ensure that risk management is approached comprehensively throughout the organisation. The Trustees will regularly review the risks it faces in all areas of its work, assess these risks to determine their severity and the likelihood of occurrence and take appropriate action to manage risks that have been identified.

### **REFERENCE AND ADMINISTRATIVE DETAILS**

Registered Name of Charity: The Perry Almshouse Charity

Registered Charity Number: 203141

Principal Administrative Office  
7 Holmwood Close  
Winterbourne  
Bristol  
BS36 1JZ

Trustees:  
Rev. M Strange (Chair)  
Mr N Evans (Deputy Chair) – resigned 24<sup>th</sup>  
February 2025  
Mr R Climmer  
Mrs J Smith  
Mr D Hutchings  
Mrs D Rix

The Trust's principal advisers are as follows:

**Solicitors**  
Gullands  
16 Mill Street  
Maidstone  
Kent  
ME15 6XT

**Bankers**  
The Co-operative Bank (Business)  
PO Box 250  
Skelmersdale  
WN8 6WT

**Independent Examiner**  
Dunkley's Chartered Accountants  
Woodlands Grange  
Woodlands Lane  
Bradley Stoke  
BRISTOL  
BS32 4JY

**STATEMENT OF TRUSTEES' RESPONSIBILITIES**

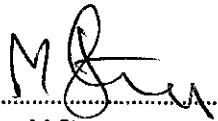
The trustees are responsible for preparing the Report of the Trustees and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales, the Charities Act 2011, Charity (Accounts and Reports) Regulations 2008 and the provisions of the trust deed 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 incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to

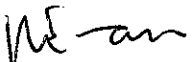
- select suitable accounting policies and then apply them consistently.
- observe the methods and principles in the Charity SORP;
- make judgements and estimates that are reasonable and prudent.
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the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

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to 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.

Approved by the trustees and signed on their behalf by:

  
.....  
Rev. M Strange  
Chair of Trustees

Date: 28/5/25

  
.....  
Mr N Evans  
Trustee

Date: 29.5.2025

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
THE PERRY ALMSHOUSES CHARITY**

**Independent examiner's report to the trustees of The Perry Almshouses Charity**

I report to the charity trustees on my examination of the accounts of The Perry Almshouses Charity (the Trust) for the year ended 31 December 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**

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.



Matthew Dobbins FCA  
Dunkley's  
Chartered Accountants  
Registered Auditors  
Woodlands Grange  
Woodlands Lane  
Bradley Stoke  
Bristol BS32 4JY

Date... 29/05/2025

**THE PERRY ALMSHOUSE CHARITY**  
**STATEMENT OF FINANCIAL ACTIVITIES**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

		Unrestricted Funds 2024 £	Designated Funds 2024 £	Total Funds 2024 £	Total Funds 2023 £
<b>INCOMING RESOURCES</b>	<b>NOTES</b>				
Maintenance contributions	2	39,621	-	39,621	35,942
Investment income		406	-	406	381
Interest receivable	4	1,079	-	1,079	186
Other income		1,500	-	1,500	-
		<u>42,606</u>	<u>-</u>	<u>42,606</u>	<u>36,509</u>
<b>RESOURCES EXPENDED</b>					
Charitable activities	2	38,225	-	38,225	42,405
		<u>38,225</u>	<u>-</u>	<u>38,225</u>	<u>42,405</u>
<b>Net income/(outgoing) resources</b>		4,381	-	4,381	(5,896)
<b>Other recognised gains/(losses)</b>					
Gain/(loss) on revaluation of investments		2,492	-	2,492	1,645
Revaluation of properties	5				
Transfers between funds		-	-	-	-
		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Net movement in funds</b>	9	6,873	-	6,873	(4,251)
<b>Reconciliation of funds</b>					
Total funds brought forward		<u>2,636,451</u>	<u>-</u>	<u>2,636,451</u>	<u>2,640,702</u>
Total funds carried forward		<u>2,643,324</u>	<u>-</u>	<u>2,643,324</u>	<u>2,636,451</u>

The notes on pages 7 to 12 form part of these accounts.

**THE PERRY ALMSHOUSE CHARITY**  
**BALANCE SHEET AS AT 31 DECEMBER 2024**

		Unrestricted Funds 2024 £	Designated Funds 2024 £	Total Funds 2024 £	Total Funds 2023 £
<b>TANGIBLE FIXED ASSETS</b>	<b>NOTES</b>				
Housing Properties (Housing Association Grant)	5	2,743,457 (163,457)	- -	2,743,457 (163,457)	2,743,457 (163,457)
		<u>2,580,000</u>	<u>-</u>	<u>2,580,000</u>	<u>2,580,000</u>
Other Tangible Fixed Assets	5	-	-	-	-
<b>INVESTMENTS</b>	6	37,050	-	37,050	34,558
		<u>37,050</u>	<u>-</u>	<u>37,050</u>	<u>34,558</u>
<b>CURRENT ASSETS</b>					
Debtors	7	1,799	-	1,799	1,448
Cash at bank		26,076	-	26,076	22,300
Cash in hand		-	-	-	44
		<u>27,874</u>	<u>-</u>	<u>27,874</u>	<u>23,792</u>
<b>CREDITORS: Amounts Falling due within one year</b>	8	(1,600)	-	(1,600)	(1,899)
Net Current Assets		26,274	-	26,274	21,893
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>2,643,324</u>	<u>-</u>	<u>2,643,324</u>	<u>2,636,451</u>
<b>NET ASSETS</b>		<u>2,643,324</u>	<u>-</u>	<u>2,643,324</u>	<u>2,636,451</u>
<b>Represented by:</b>					
Total funds	9	2,643,324	-	2,643,324	2,636,451
		<u>2,643,324</u>	<u>-</u>	<u>2,643,324</u>	<u>2,636,451</u>

The Trustees approved the financial statements on \_\_\_\_\_ and were signed by:

Rev. M Strange  
 } Trustees  
 Mr N Evans

The notes on pages 7 to 12 form part of these accounts.



**THE PERRY ALMSHOUSE CHARITY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

**1 PRINCIPAL ACCOUNTING POLICIES**

**(a) Basis of Preparation**

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, as modified by the revaluation of certain assets.

**(b) 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.

**(c) 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.

**(d) Fixed Assets**

Tangible fixed assets, excluding the housing properties are stated at cost less accumulated depreciation.

Housing properties are initially recognised at cost and subsequently measured at fair value.

Depreciation is charged on a straight-line basis over the expected economic useful lives of the assets at the following annual rates:

Fixtures and fittings

Over 5 Years

**(e) Housing Association Grant**

Housing Association Grant (HAG) is paid by the Housing Corporation to reduce the cost of development, and is, therefore, shown as a deduction from the cost of Housing Properties in the Balance Sheet. HAG is repayable under certain circumstances, primarily the sale of the property.

**(f) Revaluation of current asset investments**

Current assets investments are stated at market value. Any unrealised surplus or deficit arising on revaluation of the investments is recognised in the Statement of Comprehensive Income. The aggregate realised surplus or deficit arising on the sale of investments is reflected in the Statement of Comprehensive Income.

**(g) Fund accounting**

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

THE PERRY ALMSHOUSE CHARITY  
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)  
FOR THE YEAR ENDED 31 DECEMBER 2024

2 PARTICULARS OF INCOMING RESOURCES AND RESOURCES EXPENDED

	2024		2023	
	Turnover £	Charitable Activities £	Turnover £	Charitable Activities £
<b>Maintenance contributions</b>				
Housing Accommodation	39,621	(38,225)	35,942	(42,405)
<b>Other income and Expenditure</b>				
Other Income	1,500	-	-	-
Interest Receivable	1,097	-	186	-
	<u>42,218</u>	<u>(38,225)</u>	<u>36,128</u>	<u>(42,405)</u>
<b>Surplus/(Deficit) before taxation</b>	3,993		(6,277)	
Investment income	406		381	
<b>Total surplus/(deficit) before taxation</b>				
For the period of account	<u>4,399</u>		<u>(5,896)</u>	
<b>INCOME FROM LETTINGS</b>	<b>2024</b>		<b>2023</b>	
	<b>£</b>		<b>£</b>	
Maintenance contributions	39,621		35,942	
Grant from Local Authority	1,500		-	
	<u>41,121</u>		<u>35,942</u>	
<b>OPERATING COSTS FROM LETTINGS</b>	<b>2024</b>		<b>2023</b>	
	<b>£</b>		<b>£</b>	
Housing Accommodation (10 units)				
Services	930		1,057	
Management	16,310		13,989	
Routine Maintenance	20,984		27,359	
Depreciation	-		-	
	<u>38,225</u>		<u>42,405</u>	

**THE PERRY ALMSHOUSE CHARITY**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

**3 TRUSTEES' REMUNERATION AND BENEFITS**

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

**Trustees' expenses**

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

**4 INTEREST RECEIVABLE**

	2024 £	2023 £
Interest Receivable from Bank and Building Society Investment Accounts	<u>1,079</u>	<u>186</u>

**5 TANGIBLE FIXED ASSETS**

	Freehold Housing Properties £	Fixtures And Fittings £	TOTAL £
<b>Cost or Valuation</b>			
At 31 December 2023	2,580,000	2,151	2,582,151
At 31 December 2024	<u>2,580,000</u>	<u>2,151</u>	<u>2,582,151</u>
<b>Depreciation</b>			
At 31 December 2023	-	2,151	2,151
Charge for the year	-	-	-
At 31 December 2024	<u>-</u>	<u>2,151</u>	<u>2,151</u>
<b>Net Book Value</b>			
At 31 December 2024	<u>2,580,000</u>	-	2,580,000
At 31 December 2023	<u>2,580,000</u>	-	2,580,000

**THE PERRY ALMSHOUSE CHARITY**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

<b>Freehold Housing Properties</b>	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Cost of Properties	191,210	191,210
Less: Housing Association Grant from the Housing Corporation	<u>(163,457)</u>	<u>(163,457)</u>
	<u>27,753</u>	<u>27,753</u>

The property was revalued on 5<sup>th</sup> September 2022 by Andrews to the value of £2,580,000.  
The properties are valued to an open market value by the trustees, with sufficient regularity to ensure that the carrying values are a fair representation of their market value.  
Cost or valuation at 31<sup>st</sup> December 2024 is represented by:

	<b>Freehold Housing Properties £</b>	<b>Fixtures And Fittings £</b>	<b>TOTAL £</b>
Valuation in 2021	2,952,058	-	2,952,058
Valuation in 2022	(380,000)		(380,000)
Valuation in 2023	(19,811)		(19,811)
Cost	27,753		27,753
	<u>2,580,000</u>	<u>-</u>	<u>2,580,000</u>

The above capital expenditure relates to an approved scheme for the refurbishment of the ten Almshouses which, together with land, were endowed to the Trust as part of a charitable settlement in 1851. There is no evidence of any expenditure of a capital nature having been borne by the Trust from 1851 until the commencement of the scheme completed in 1982, apart from a kitchen-bathroom extension to the houses about 1952, which were financed by a loan from Sodbury RDC, and improvements since.

## **6 INVESTMENTS**

Investments in Government Stocks were transferred to the National Association of Almshouses in 1962/63 in exchange for shares in the Common Investment Fund. In the absence of records of the original cost of the investments, the base values of these shares in the Common Investment Fund are stated at Fund Managers' prices at 24 December 1979.

	<b>Cost or base value At 24 December 1979 £</b>	<b>Market value at 31 December 2024</b>	
		<b>2024 £</b>	<b>2023 £</b>
228 Accumulation Shares	334	27,745	25,555
10,024 Income Shares	<u>2,787</u>	<u>9,305</u>	<u>9,004</u>
	<u>3,121</u>	<u>37,050</u>	<u>34,558</u>

**THE PERRY ALMSHOUSE CHARITY**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

**7 DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Prepayments and Accrued Income	1,799	1,448
	<u>1,799</u>	<u>1,448</u>

**8 CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Accruals & Deferred Income	1,600	1,899
	<u>1,600</u>	<u>1,899</u>

It is the Trustees' policy to pay all creditors within 30 days of the receipt of purchase invoices.

**9 TOTAL FUNDS**

	<b>Unrestricted funds £</b>	<b>Designated funds £</b>	<b>Total £</b>
As at 31 December 2023	2,636,451	-	2,636,451
Net movement in funds	6,873	-	6,873
Transfers between funds	-	-	-
As at 31 December 2024	<u>2,643,324</u>	<u>-</u>	<u>2,643,324</u>

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

	<b>Income £</b>	<b>Expenditure £</b>	<b>Gains and losses £</b>	<b>Net movement in funds £</b>
Unrestricted funds	42,606	(38,225)	2,492	6,873
<b>Total funds</b>	<u>42,606</u>	<u>(38,225)</u>	<u>2,492</u>	<u>6,873</u>

**THE PERRY ALMSHOUSE CHARITY**  
**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

**10 EMPLOYEES (full time equivalents)**

	<b>2024</b>	<b>2023</b>
	<b>No.</b>	<b>No.</b>
Average weekly number of employees	<u>nil</u>	<u>nil</u>

**11 RELATED PARTY DISCLOSURES**

There were no related party transactions for the year ended 31 December 2024 (2023 – nil.)

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**THE FOLLOWING PAGE DOES NOT FORM PART OF THE STATUTORY ACCOUNTS**

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**THE PERRY ALMSHOUSE CHARITY**  
**DETAILED STATEMENT OF FINANCIAL ACTIVITIES**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

	Unrestricted funds £	Designated funds £	Total funds 2024 £	Total funds 2023 £
<b>INCOME</b>				
Maintenance contributions	39,621	-	39,621	35,942
Investment income	406	-	406	381
Interest receivable	1,079	-	1,079	186
Other income	1,500	-	1,500	-
<b>Total incoming resources</b>	<b>42,606</b>	<b>-</b>	<b>42,606</b>	<b>36,509</b>
<b>EXPENDITURE</b>				
<b>Management expenses:</b>				
Property Insurance	2,495	-	2,495	1,672
Subscriptions	793	-	793	492
Management fees	-	-	-	25
Accountancy	1,600	-	1,600	1,584
Administrator's recompense	11,385	-	11,385	10,186
TV licence	38	-	38	30
<b>Service costs:</b>				
Electricity	930	-	930	1,057
<b>Repairs and maintenance:</b>				
Day to day repairs	20,984	-	20,984	27,359
<b>Total resources expended</b>	<b>38,225</b>	<b>-</b>	<b>38,225</b>	<b>42,405</b>
<b>Net income before gains and losses</b>	<b>4,381</b>	<b>-</b>	<b>4,381</b>	<b>(5,896)</b>
Realised gains/(losses) on investments	2,492	-	2,492	1,645
Revaluation on property	-	-	-	-
Transfers between funds	-	-	-	-
<b>Net income/(expenditure)</b>	<b>6,873</b>	<b>-</b>	<b>6,873</b>	<b>(4,251)</b>