

## ***Wilton United Charities***

*Registered Charity Commission No 203189*

### **Annual Report April 2024 – March 31<sup>st</sup>, 2025**

The following is a report on the activities of Wilton United Charities for the past financial year, April 2024 to March 31<sup>st</sup>, 2025.

As we are all aware, the St Giles Almshouse flats are contained within a Grade 2 listed block, and we are unable to change the look of the building externally and any small alteration must be sanctioned by the Conservation Officer from Wiltshire Council.

As I mentioned in my report last year the Trustees decided to replace all the front windows and doors of the building with appropriate bespoke new units but with the blessing of the Conservation Officer, we were able to put individual double glazed units of glass to help with energy saving and sound proofing. All these windows have trickle vents that will help with air flow around each individual flat. All other windows and doors to the sides and rear of the building have also been repaired and renovated. Mouldings were engaged to do this work and have been given a maintenance contract to keep the windows and doors in good condition.

Some of the flats have had problems with black mould. We know that some water ingress happened when roof repairs were being undertaken but I also wrote to residents to explain the following:

- The Trustees would just like to remind residents that St Giles is a Grade 2 listed building and as a result the central heating needs to be on regularly for a good number of hours each day so that damp can be kept at bay. The walls have no cavity and so do not act like more modern buildings.
- Your flat also needs to be well ventilated to ensure a good air flow through the building. Trickle vents on new windows should be open. Open other windows a little when it is suitable to do so. Use extractor fans when appropriate. In conjunction with your central heating being on these actions will help to prevent damp, condensation and black mould developing.

- The Trustees realise that in today's current economic conditions and the cost of living, particularly where energy costs are concerned it is not easy but when we experience a cold and very wet winter, not having your central heating on is going to cause severe problems.

All central heating boilers continue to be regularly serviced by SGS who then provide the clerk with the relevant legal paperwork. If any boiler is causing a problem, then the clerk will arrange for SGS to make a site visit to rectify the problem.

We have not had any further problems with the drains to my knowledge, so my thanks go to Mr N Dunk for keeping an eye on this potential issue.

Special thanks must go to those residents and friends who help to keep the front gardens looking so lovely. It is truly wonderful to see such a succession of blooms and colour throughout the year.

I wrote to all residents at the end of February this year to inform them that the Trustees had decided to increase the monthly maintenance charge from £360:00 to £380:00. Residents were also reminded that they would need to contact their bank to change their payments in time for April 1<sup>st</sup>, 2025. I was disappointed to find that 3 residents did not do this and as a result x2 monthly maintenance payments have been paid at the old rate. Consequently, these residents are now £40:00 in arrears and I will need to write to each and ask for payment asap.

The next Trustee visit will take place in the autumn, probably towards the end of September. Residents will be given the date at the beginning of September.

My thanks must also go to Mrs C Matthews for her work as clerk to the charity and to the Board of Trustees for their continued support. As Chairman and Treasurer, I try to make sure that residents are happy and are generally enjoying their time at St Giles. The Charity continues to have a duty of care to our residents, and we do our best to ensure that we look after everyone as best we can.

***Ivan Seviour (Chairman- Wilton United Charities) Tel 01722 743774***



## Receipts and payments accounts

CC16a

For the period  
from

01/04/2024

To

31/03/2025

## Section A Receipts and payments

|   | Unrestricted<br>funds<br>to the nearest<br>£ | Restricted<br>funds<br>to the nearest £ | Endowment<br>funds<br>to the nearest £ | Total funds<br>to the nearest £ | Last year<br>to the nearest<br>£ |
|---|--|---|--|---------------------------------|----------------------------------|
| <b>A1 Receipts</b>                                    |  |   |  |                                 |                                  |
| Maintenance Contributions                             | 26,460                                       | -                                       | -                                      | 26,460                          | 25,920                           |
| COIF - Dividends                                      | 119  | -                                       | -                                      | 119                             | 116                              |
| Deposit Account Interest                              | 968  | -                                       | -                                      | 968                             | 2,044                            |
| Transfer from CCLA Funds                              | 50,000                                       | -                                       | -                                      | 50,000                          | 35,000                           |
|   | -  | -                                       | -                                      | -                               | -                                |
|   | -  | -                                       | -                                      | -                               | -                                |
|   | -  | -                                       | -                                      | -                               | -                                |
| <b>Sub total (Gross income for AR)</b>                | <b>77,547</b>                                | <b>-</b>                                | <b>-</b>                               | <b>77,547</b>                   | <b>63,080</b>                    |
| <b>A2 Asset and investment sales, (see table).</b>    |  |   |  |                                 |                                  |
|   | -  | -                                       | -                                      | -                               | -                                |
|   | -  | -                                       | -                                      | -                               | -                                |
| <b>Sub total</b>                                      | <b>-</b>                                     | <b>-</b>                                | <b>-</b>                               | <b>-</b>                        | <b>-</b>                         |
| <b>Total receipts</b>                                 | <b>77,547</b>                                | <b>-</b>                                | <b>-</b>                               | <b>77,547</b>                   | <b>63,080</b>                    |
| <b>A3 Payments</b>                                    |  |   |  |                                 |                                  |
| Gardening   | -  | -                                       | -                                      | -                               | -                                |
| Insurance   | 1,064  | -                                       | -                                      | 1,064                           | 1,045                            |
| Almshouses Association                                | 353  | -                                       | -                                      | 353                             | 343                              |
| Subscriptions   | 30   | -                                       | -                                      | 30                              | 138                              |
| Secretarial   | 1,926  | -                                       | -                                      | 1,926                           | 1,920                            |
| Repairs and Maintenance                               | 172,318                                      | -                                       | -                                      | 172,318                         | 6,921                            |
| Professional fees                                     | 102  | -                                       | -                                      | 102                             | 1,096                            |
| Temporary accommodation & gifts                       | -  | -                                       | -                                      | -                               | -                                |
|   | -  | -                                       | -                                      | -                               | -                                |
| <b>Sub total</b>                                      | <b>175,793</b>                               | <b>-</b>                                | <b>-</b>                               | <b>175,793</b>                  | <b>11,463</b>                    |
| <b>A4 Asset and investment purchases, (see table)</b> |  |   |  |                                 |                                  |
|   | -  | -                                       | -                                      | -                               | -                                |
|   | -  | -                                       | -                                      | -                               | -                                |
| <b>Sub total</b>                                      | <b>-</b>                                     | <b>-</b>                                | <b>-</b>                               | <b>-</b>                        | <b>-</b>                         |
| <b>Total payments</b>                                 | <b>175,793</b>                               | <b>-</b>                                | <b>-</b>                               | <b>175,793</b>                  | <b>11,463</b>                    |
| <b>Net of receipts/(payments)</b>                     | <b>- 98,246</b>                              | <b>-</b>                                | <b>-</b>                               | <b>- 98,246</b>                 | <b>51,617</b>                    |
| <b>A5 Transfers between funds</b>                     | <b>-</b>                                     | <b>-</b>                                | <b>-</b>                               | <b>-</b>                        | <b>-</b>                         |
| <b>A6 Cash funds last year end</b>                    | <b>114,630</b>                               | <b>-</b>                                | <b>-</b>                               | <b>114,630</b>                  | <b>63,013</b>                    |
| <b>Cash funds this year end</b>                       | <b>16,384</b>                                | <b>-</b>                                | <b>-</b>                               | <b>16,384</b>                   | <b>114,630</b>                   |

## Section B Statement of assets and liabilities at the end of the period

| Categories  | Details  | Unrestricted<br>funds<br>to nearest £ | Restricted<br>funds<br>to nearest £ | Endowment<br>funds<br>to nearest £ |
|---|--|---------------------------------------|-------------------------------------|------------------------------------|
| B1 Cash funds   | Current account  | 5,530                                 | -                                   | -                                  |
|   | COIF Deposit account                                   | 300                                   | -                                   | -                                  |
|   | Savings account  | 10,554                                | -                                   | -                                  |
|   | <b>Total cash funds</b>                                | <b>16,384</b>                         | <b>-</b>                            | <b>-</b>                           |
|   | (agree balances with receipts and payments account(s)) | OK                                    | OK                                  | OK                                 |
| B2 Other monetary assets                                    | Details  | Unrestricted<br>funds<br>to nearest £ | Restricted<br>funds<br>to nearest £ | Endowment<br>funds<br>to nearest £ |
|   |  | -                                     | -                                   | -                                  |
| B3 Investment assets  | Details  | Fund to which<br>asset belongs        | Cost (optional)                     | Current value<br>(optional)        |
|   | Accumulation units                                     | Unrestricted                          | -                                   | 25,691                             |
|   | Endowment units  | Unrestricted                          | -                                   | 4,155                              |
|   |  |                                       | -                                   | -                                  |
|   |  |                                       | -                                   | -                                  |
| B4 Assets retained for the charity's                        | Details  | Fund to which<br>asset belongs        | Cost (optional)                     | Current value<br>(optional)        |
|   |  |                                       | -                                   | -                                  |
| B5 Liabilities  | Details  | Fund to which<br>liability relates    | Amount due<br>(optional)            | When due<br>(optional)             |
|   |  |                                       | -                                   |                                    |
| Signed by one or two trustees on behalf of all the trustees |  | Signature                             | Print Name                          | Date of approval                   |
|   |  |                                       |                                     |                                    |
|   |  |                                       |                                     |                                    |

# **THE WILTON UNITED CHARITIES**

## **(Registered Charity No. 203189)**

### **Report of the Independent Examiner**

I report on the Financial Statements and Accounts of the Scheme for the year ended 31<sup>st</sup> March 2025 that are attached.

This report is made solely to the charity's Trustees, as a body, in accordance with Section 145 of the Charities Act 2011. My work has been undertaken so that I might inform charity's Trustees on those matters that I am required to report to them arising from this report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the charity's Trustees as a body, for my work, for this report, or for the opinions I have formed.

### **Respective Responsibilities of Trustees and Examiner**

The charity's Trustees are responsible for the preparation of the Financial Statements. The charity's Trustees consider that an audit is not required for this year under Section 144(2) of the Charities Act 2011 ('the 2011 Act') and that an independent examination is needed.

It is my responsibility to:

- examine the financial statements under Section 145 of the 2011 Act;
- to follow the procedures laid down in the General Directions given by the Charity Commission under Section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

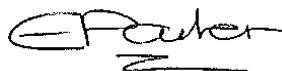
### **Basis of Independent Examiner's Report**

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the financial statements presented with those records. It also includes consideration of any unusual items or disclosures in the financial statements and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the financial statements present a 'true and fair view' and the report is limited to those matters set out in the statement below.

### **Independent Examiner's Statement**

In connection with my examination, no matter has come to my attention which gives me reasonable cause to believe that in any material respect the requirements have been met:

- to keep accounting records in accordance with Section 130 of the 2011 Act; and
- to prepare financial statements which accord with the accounting records and comply with the accounting requirements of the 2011 Act;



Mrs Erica Parker FCCA  
St Mary's House  
Netherhampton  
Salisbury

2 June 2025