

# UNITED ALMSHOUSE CHARITIES

England & Wales · Charity number 203464

## Details

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**Other names** WOTTON-UNDER-EDGE GENERAL CHARITIES

**Status** Registered

**Legal form** Other

**Registered** 1968-03-04

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

## Contact

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**Address** The Charities Office  
Perry And Dawes Almshouses  
Church Street  
Wotton Under Edge  
Glos  
GL12 7HE

**Phone** 00000 000000

**Email** [clerk-at-pandd@live.co.uk](mailto:clerk-at-pandd@live.co.uk)

## Activities

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**Objects:** SEE INDIVIDUAL CONSTITUENTS

**Activities:** Maintenance of Perry and Dawes Almshouses and Chapel, together with care for its Residents. The Trustees shall apply income from Residents and investments to secure the necessary services, as well as maintaining reserve funds for emergencies.

## Classification

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- **How:** Makes Grants To Individuals, Provides Buildings/facilities/open Space
- **What:** Accommodation/housing, Religious Activities
- **Who:** Other Defined Groups

## Geography

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- **Area of benefit:** ANCIENT PARISH OF WOTTON-UNDER-EDGE
- Gloucestershire

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£43,583	£59,486	-	-
2023-12-31	£45,485	£35,251	-	-
2022-12-31	£42,198	£48,492	-	-
2021-12-31	£43,467	£20,535	-	-
2020-12-31	£36,883	£20,223	-	-

## Trustees

Name	Role	Appointed
<b>Anthony Alexander</b>	Chair	2019-03-13
DR Sarah Catherine Robinson		2017-03-08
David Baird		2022-03-16
GEORGE CARPENTER		
John Lewis		2022-10-19
Mary Morgan		2024-03-20
PAUL BARTON		2022-06-15
Paul Christopher smith		2025-04-01

## Linked charities

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- CHARITY OF HENRY FOXWELL FOR A NURSE (203464-1)
- SIR JONATHAN DAWES (203464-10)
- MARGARET HALE (203464-11)
- THOMAS WEBB (203464-12)
- RICHARD WEBB (203464-13)
- CHARITY OF ROBERT HALE JUNIOR (203464-14)
- WORKHOUSE LANDS CHARITY (203464-15)
- ROBERT HALE SENIOR (203464-17)
- JOAN GOWER (203464-18)
- HUGH VENNE (203464-19)
- CHARITY KNOWN AS THE TOLSEY (203464-2)
- HUGH PERRY'S ALMSHOUSE CHARITY (203464-20)
- SARAH WINCHCOMBE (203464-21)
- THOMAS PERRY (203464-22)
- CHARITY OF LADY BERKELEY MARGARET MALLOWS AND JOHN BIRTON (203464-3)
- CHARITY OF HENRY FOXWELL FOR ALMSPEOPLE (203464-4)
- CHARITY KNOWN AS THOMAS DAWE HOSPITAL (203464-5)
- CHARITY OF MARY BLAGDEN (203464-6)
- CHARITY OF RICHARD VENN (203464-7)
- CHARITY OF THOMAS CLISSOLD (203464-8)
- CHARITY KNOWN AS THE SYM LANE OR CHURCH HOUSE CHARITY (203464-9)

**UNITED ALMSHOUSE CHARITIES**

England & Wales - Charity number 203464

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# Accounts

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**WOTTON-UNDER-EDGE GENERAL CHARITIES**

**Registered Charity number:  
203464**

**UNITED ALMSHOUSE CHARITIES - 2024**

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**Approved by the Trustees [ ✓ ]**

**Agreed by the Examiner [ ✓ ]**

**Adopted by the Trustees [ ✓ ]**

# UNITED ALMSHOUSE CHARITIES

## TRUSTEES' REPORT FOR THE YEAR ENDED 31st DECEMBER 2024

### TRUSTEES' RESPONSIBILITIES

Charity law requires us as 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 profit or loss 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;
- 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.

We are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable us to ensure that the financial statements comply with the Charities Act 1993. We 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.

### Structure, Governance and Management

The Charity is administered under the Charity Commission Scheme dates 22nd June 1954. At a meeting dated 17th September 2008, the Charity adopted a set of guidelines as recommended by the Charity Commission, since there were no written terms of Governance under which the trustees were operating. Copies of the guidelines can be obtained from the Clerk to the Trustees. -

Over the years, the Charity combined with 21 other smaller charities with similar objectives. A full list can be obtained from the Clerk to the Trustees.

### Trustees

The Trustees who have served during the year are as follows:

#### Foundation Trustees

Mr A Alexander, Chairman  
Mr D Baird, Vice-Chairman  
Mr P Barton  
Mr G Carpenter  
Mrs M Morgan  
Dr S Robinson

#### Town Council Appointees

Mr P Smith  
Mr J Lewis

Two Representative Trustees are appointed by the Wotton-Under Edge Town Council, but need not necessarily be members of the Council itself. Each may serve a 4-year term of office which is reviewed annually by the Town Council.

Six Co-optative Trustees, are appointed from those persons residing or in business in or near Wotton-under- Edge. Each may serve a 5-year term of office. Should a vacancy occur, a person fulfilling the above conditions may be proposed and seconded at the next available General Meeting; and co-opted to serve until the next Annual General Meeting.

A Chairman and Vice-Chairman shall be elected at the Annual General Meeting to serve for a term of one year.

UNITED ALMSHOUSE CHARITIES

Registered Charity No: 203464

**TRUSTEES' REPORT FOR THE YEAR ENDED 31st DECEMBER 2024**

**Principal Activities:**

1) *The principal object of the Registered Charity (203464) is the relief of need, provided by maintaining the Perry and Dawes Almshouses and Chapel in Church Street, Wotton-under-Edge, and providing accommodation and assistance for the Residents.*

2) The major sources of income **£43,583** (£44,855 - 2023) see p5 are from the WMCs (Weekly Maintenance Contributions) from the Residents: **£32,142** (32,905 - 2023) and the Charity's Investments: **£ 11,441** (£11,087 - 2023).

Income, together with funds in the Charity's current accounts at Lloyds Bank, and Leeds Building Society accommodated the costs incurred in the maintenance of the Almshouse properties. No investments have been realised. Funds remain healthy and it was agreed at October's Meeting of the Trustees that the basic WMCs for 2024 would remain as for 2023 (£268. pcm) - no increase since 2017. Use of the Laundry facilities would also remain free of charge.

3) **Expenditure £ 59,486** (£35,065 - 2023) See Schedules 2&3, p7.

4) **Reserves** - In view of the ongoing need to maintain the Almshouse buildings, Grade 2 Listed, it remains the policy of the Trustees to hold its historic investments as reserves to cover Extraordinary Repairs (ERF) and Cyclical Maintenance Repairs (CMR), and upgrading in line with the safety standards of the day. The Trustees are aware that at anytime, vacancies may occur through the need for Residents' supervisory and nursing care elsewhere, or sadly, natural causes. Refurbishment and redecoration of Apartments is usually needed before vacancies can be filled.

As at 31st December 2024, the value of the Charity's assets, investments and reserves totalled  
**£ 1,066,044** (£1,044,652- 2023 - See p6

The property at Church St, Wotton-under-Edge, GL12 7HE was valued by RSA on 30<sup>th</sup> June at **£3,577,513** (£3,507,364 2023)

**Sum Insured: Buildings and Charity's contents section**

1) Perry & Dawes Almshouses, Church Street, Wotton-under-Edge, Gloucestershire, GL12 7HE	<b>£3,148,532</b>
2) The Cottage, Perry & Dawes Almshouses, Church Street, Wotton-under-Edge, Glos, GL12 7HE	<b>£ 216,453</b>
3) The Chapel situate in the grounds of Perry & Dawes Almshouses, Church Street, Wotton-under-Edge, Glos, GL12 7HE	<b>£ 212,528</b>
<b>TOTAL SUM INSURED</b>	<b>£3,577,513</b>

**ON BEHALF OF THE TRUSTEES**

Signed: A Alexander

**Chairman of the Trustees**

Date:

*Anthony Alexander*

Signed: D A Shellard

**Clerk to the Trustees**

Date:

*Deborah Shellard*

**UNITED ALMSHOUSE CHARITIES**

**INDEPENDENT EXAMINERS' REPORT TO THE TRUSTEES OF UNITED  
ALMSHOUSE CHARITIES**

I report on the accounts of the Trust for the year ended 31 December 2024, which are set out on pages 5 to 7.

As the Charity's Trustees you are responsible for the preparation of the accounts; you consider that the audit requirement of S144 (2) of the Charities Act 2011 (the Act) does not apply. It is my responsibility to state, on the basis of procedures specified in the General Directions given by the Charity Commissioners under S145 (S))(b) of the Act, whether particular matters have come to my attention.

**Basis of Independent Examiners' report**

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and the seeking of 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 accounts present a true and fair view and the report is limited to those matters set out in the statement below.

**Independent Examiners' statement**

In connection with my examination, no matter has come to my attention:-

- 1) which gives me reasonable cause to believe that, in any material respect, the requirements:-
  - to keep accounting records in accordance with S130 of the Act; and
  - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the Act;
  - have not been met; or
- 2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed

*Paul Clarke*

Date

07-11-2025

UNITED ALMSHOUSE CHARITIES

Registered Charity No: 203464

Receipts and Payments for the year ended 31st December 2024

	Unrestricted	Restricted	Total	2024
<b>Receipts</b>				
Investment Income - Schedule I	£11,441			£11,441
Almshouse Residents'	£32,142			£32,142
Misc		£43,583		
<b>Sub Total</b>				
<hr/>				
Chapel Fund Income (Alms, Donations)	£1,141			0
	<b>£43,583</b>			<b>£43,583</b>
<hr/>				
<b>Total Receipts:</b>				
<b>Payments</b>				
Almshouse Exp – Schedule 2 Chapel Fund	£57,192	0		57,192
Exp - Schedule 3		2,294		2,294
<b>Total Payments</b>	<b>57,192</b>	<b>2,294</b>		<b>59,486</b>

UNITED ALMSHOUSE CHARITIES

Registered Charity No: 203464

Statement of assets and liabilities as at 31<sup>st</sup> December 2024

	Unrestricted	Restricted
<b>Cash Funds</b>		
Lloyds C/a - General Account	40,422	
- Chapel Account		3,024
Leeds Building Society		
- General Account	42,903	
- Chapel Account		
<b>Cyclical Maintenance Fund (CMF)</b>		
CCLA COIF Deposit Fund		30,426
<b>Sub-total</b>	83,323	33,450
<b>TOTAL £ 116,775</b>		

Investment assets and values (29/12/24 LWD)	2023	2024
1615.95 CCLA COIF Shares x 20.2933	£32,069	£32,792
54566 M&G Charity MI A Fund - Income units x 92.83	£49,011	£50,653
6520.758 BLK UK Equity Class I 2610.6811	£163,385	£170,236
4922.547 BLK UK Bond Fund A units x 141.778	£7,302	£6979
9021.696 BLK UK Equity Fund A units x 748.80	£65,720	£67,554
104 Santander x 327.0	£340	£399
	£317,827	£328,613
<b>Extraordinary Repair Fund</b>		
M&G CMA Fund 5402.664 x 12107	£605,545	£654,108
<b>Sub-Total</b>	£923,372	£982,721
<b>ASSETS TOTAL INCLUDING CASH FUNDS</b>	£1,044,652	£1066,044

Liabilities

NONE

NONE

UNITED ALMSHOUSE CHARITIES

Registered Charity No: 203464

	2023	2024
<b>Schedule 1; INVESTMENT INCOME</b>		
CBF Deposit Interest CMF (Retained)	1,215	1483
CCLA COIF Income Shares	880	892
M & G CMA Income Shares	2,704	2201
Black Rock UK Equity Fund Income units Class 1	3,776	4270
Black Rock UK Bond Fund A units	295	295
Black Rock UK Equity Fund A units	2,183	2287
Santander	10	13
Leeds Building Society - Gen	21	
Leeds Building Society - Chapel	3	
<b>TOTAL</b>	<b>£11,087</b>	<b>£11,441</b>

	2023	2024
<b>Schedule 2; ALMSHOUSE EXPENDITURE</b>		
Electricity	1,408	1698
Water	2,270	2932
Gardening	4,205	4923
Cleaning	1,695	2806
Insurance	2,773	2821
Major Works	12,365	32,824
Minor Works	4,585	4635
Misc/Admin	2,538	1693
Clerk		2410
Vouchers		450
<b>Sub-total</b>	<b>£31,839</b>	<b>57,192</b>

	2023	2024
<b>Schedule 3; CHAPEL EXPENDITURE</b>		
Miscellaneous	1,985	20
Electricity	1,241	2,274
	£3,226	2,294
	£35,065	£59486

**UNITED ALMSHOUSE CHARITIES**

England & Wales - Charity number 203464

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# Accounts

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WOTTON-UNDER-EDGE GENERAL CHARITIES

Registered Charity number:  
203464

UNITED ALMSHOUSE CHARITIES - 2023

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Agreed by the Examiner []

Adopted by the Trustees []

## UNITED ALMSHOUSE CHARITIES

### TRUSTEES' REPORT FOR THE YEAR ENDED 31st DECEMBER 2023

#### TRUSTEES' RESPONSIBILITIES

Charity law requires us as 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 profit or loss 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;
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We are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable us to ensure that the financial statements comply with the Charities Act 1993. We 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.

#### Structure, Governance and Management

The Charity is administered under the Charity Commission Scheme dated 22nd June 1954. At a meeting dated 17th September 2008, the Charity adopted a set of guidelines as recommended by the Charity Commission, since there were no written terms of Governance under which the trustees were operating. Copies of the guidelines can be obtained from the Clerk to the Trustees.

Over the years, the Charity combined with 21 other smaller charities with similar objectives. A full list can be obtained from the Clerk to the Trustees.

#### Trustees

The Trustees who have served during the year are as follows:

Foundation Trustees	Town Council Appointees
Mr A Alexander, Chairman	Mrs T Creese
Mr D Baird, Vice-Chairman	Mr J Lewis
Mr P Barton	Mr J Turner
Mr G Carpenter	Mr T Luker (until September)
Mrs P Latimer	
Dr S Robinson	
Ms L Stanley	

Four Representative Trustees are appointed by the Wotton-Under Edge Town Council, but need not necessarily be members of the Council itself. Each may serve a 4-year term of office which is reviewed annually by the Town Council.

Seven Co-optative Trustees, are appointed from those persons residing or in business in or near Wotton-under-Edge. Each may serve a 5-year term of office. Should a vacancy occur, a person fulfilling the above conditions may be proposed and seconded at the next available General Meeting; and co-opted to serve until the next Annual General Meeting.

A Chairman and Vice-Chairman shall be elected at the Annual General Meeting to serve for a term of one year.

TRUSTEES' REPORT FOR THE YEAR ENDED 31st DECEMBER 2023

Principal Activities:

1) The principal object of the Registered Charity (203464) is the relief of need, provided by maintaining the Perry and Dawes Almshouses and Chapel in Church Street, Wotton-under-Edge, and providing accommodation and assistance for the Residents.

2) The major sources of income **£45,485** (£42,188 - 2022) see p5 are from the WMCs (Weekly Maintenance Contributions) from the Residents: **£32,905** (£31,860 - 2022) and the Charity's Investments: **£11,087** (£9,405 - 2022).

Income, together with funds in the Charity's current accounts at Lloyds Bank, and Leeds Building Society accommodated the costs incurred in the maintenance of the Almshouse properties. No investments have been realised. Funds remain healthy and it was agreed at October's Meeting of the Trustees that the basic WMCs for 2024 would remain as for 2023 (£268. pcm) - no increase since 2017. Use of the Laundry facilities would also remain free of charge.

3) Expenditure **£35,251** (£48,447 - 2022) See Schedules 2&3, p7.

4) **Reserves** - In view of the ongoing need to maintain the Almshouse buildings, Grade 2 Listed, it remains the policy of the Trustees to hold its historic investments as reserves to cover Extraordinary Repairs (ERF) and Cyclical Maintenance Repairs (CMR), and upgrading in line with the safety standards of the day. The Trustees are aware that at anytime, vacancies may occur through the need for Residents' supervisory and nursing care elsewhere, or sadly, natural causes. Refurbishment and redecoration of Apartments is usually needed before vacancies can be filled.

As at 31st December 2023, the value of the Charity's assets, investments and reserves totalled **£1,054,121** (£ 996,365 - 2022) - See p6

5) The property at Church St, Wotton-under-Edge, GL12 7HE was valued by RSA on 30<sup>th</sup> June at **£ 3,507,364** (£2,972,593 2022)

Sum Insured: Buildings and Charity's contents section

1) Perry & Dawes Almshouses, Church Street, Wotton-under-Edge, Gloucestershire, GL12 7HE	£3,086,796
2) The Cottage, Perry & Dawes Almshouses, Church Street, Wotton-under-Edge, Glos, GL12 7HE	£ 212,208
3) The Chapel situate in the grounds of Perry & Dawes Almshouses, Church Street, Wotton-under-Edge, Glos, GL12 7HE	£ 208,360
<b>TOTAL SUM INSURED</b>	<b>£3,507,364</b>

ON BEHALF OF THE TRUSTEES



Signed: A Alexander

Chairman of the Trustees



Signed: M C Sykes

Clerk to the Trustees

Date: 19.6.24.

Date: 19.6.24

UNITED ALMSHOUSE CHARITIES

**INDEPENDENT EXAMINERS' REPORT TO THE TRUSTEES OF UNITED  
ALMSHOUSE CHARITIES**

I report on the accounts of the Trust for the year ended 31 December 2023, which are set out on pages 5 to 7.

As the Charity's Trustees you are responsible for the preparation of the accounts; you consider that the audit requirement of S144 (2) of the Charities Act 2011 (the Act) does not apply. It is my responsibility to state, on the basis of procedures specified in the General Directions given by the Charity Commissioners under S145 (S)(b) of the Act, whether particular matters have come to my attention.

**Basis of Independent Examiners' report**

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and the seeking of 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 accounts present a true and fair view and the report is limited to those matters set out in the statement below.

**Independent Examiners' statement**

In connection with my examination, no matter has come to my attention:-

- 1) which gives me reasonable cause to believe that, in any material respect, the requirements:-
  - to keep accounting records in accordance with S130 of the Act; and
  - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the Act;
  - have not been met; or
- 2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed

*Michael Clowds*

Date

17/05/2024

MGB Accountants

UNITED ALMSHOUSE CHARITIES  
Registered Charity No: 203464

Receipts and Payments for the year ended 31st December 2023

	Unrestricted	Restricted	Total	2022
<b>Receipts</b>				
Investment Income - Schedule I	11,087	0	11,087	9405
Almshouse Residents'	32,905	0	32,905	31,860
Misc	0	290	290	125
<b>Sub Total:</b>	<b>£43,992</b>	<b>£290</b>	<b>£44,282</b>	<b>£41,390</b>
Chapel Fund Income (Alms, Donations)	0	1,203	1,203	798
<b>Total Receipts:</b>	<b>£43,992</b>	<b>£1,493</b>	<b>£45,485</b>	<b>£42,188</b>
<b>Payments</b>				
Almshouse Exp – Schedule 2 Chapel	33,266	0	33,266	47,884
Fund Exp - Schedule 3	0	1,985	1,985	606
<b>Total Payments</b>	<b>£33,266</b>	<b>£1,985</b>	<b>£35,251</b>	<b>£48,492</b>



**UNITED ALMSHOUSE CHARITIES**

England & Wales - Charity number 203464

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# Accounts

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## WOTTON-UNDER-EDGE GENERAL CHARITIES

Registered Charity number:  
203464

### UNITED ALMSHOUSE CHARITIES - 2022

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Approved by the Trustees [] 14.6.23

Agreed by the Examiner [] 25.5.23

Adopted by the Trustees [] 14.6.23

# UNITED ALMSHOUSE CHARITIES

## TRUSTEES' REPORT FOR THE YEAR ENDED 31st DECEMBER 2022

### TRUSTEES' RESPONSIBILITIES

Charity law requires us as 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 profit or loss 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;
- 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.

We are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable us to ensure that the financial statements comply with the Charities Act 1993. We 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.

### Structure, Governance and Management

The Charity is administered under the Charity Commission Scheme dates 22nd June 1954. At a meeting dated 17th September 2008, the Charity adopted a set of guidelines as recommended by the Charity Commission, since there were no written terms of Governance under which the trustees were operating. Copies of the guidelines can be obtained from the Clerk to the Trustees.

Over the years, the Charity combined with 21 other smaller charities with similar objectives. A full list can be obtained from the Clerk to the Trustees.

### Trustees

The Trustees who have served during the year are as follows:

#### Foundation Trustees

Mr A Alexander, Chairman  
Mr D Baird, Vice-Chairman  
Mr P Barton  
Mr G Carpenter  
Mrs P Latimer  
Dr S Robinson  
Ms L Stanley

#### Town Council Appointees

Mr P Barton (until the AGM then as a  
Foundation Trustee Designate  
Mrs T Creese  
Mr J Lewis (from October)  
Mr T Luker  
Mr J Turner

Four Representative Trustees are appointed by the Wotton-Under Edge Town Council, but need not necessarily be members of the Council itself. Each may serve a 4-year term of office which is reviewed annually by the Town Council.

Seven Co-optative Trustees, are appointed from those persons residing or in business in or near Wotton-under-Edge. Each may serve a 5-year term of office. Should a vacancy occur, a person fulfilling the above conditions may be proposed and seconded at the next available General Meeting; and co-opted to serve until the next Annual General Meeting.

A Chairman and Vice-Chairman shall be elected at the Annual General Meeting to serve for a term of one year.

UNITED ALMSHOUSE CHARITIES

Registered Charity No: 203464

**TRUSTEES' REPORT FOR THE YEAR ENDED 31st DECEMBER 2022**

**Principal Activities:**

1) The principal object of the Registered Charity (203464) is the relief of need, provided by maintaining the Perry and Dawes Almshouses and Chapel in Church Street, Wotton-under-Edge, and providing accommodation and assistance for the Residents.

2) The major sources of income **£ 42,198** (£43,467 - 2021) see p5 are from the WMCs (Weekly Maintenance Contributions) from the Residents: **£ 31,860** (£33,200 - 2021) and the Charity's Investments: **£ 9,405** (£8,068 - 2021).

Income, together with funds in the Charity's current accounts at Lloyds Bank, and Leeds Building Society accommodated the costs incurred in the maintenance of the Almshouse properties. No investments have been realised. Funds remain healthy and it was agreed at October's Meeting of the Trustees that the WMCs for 2023 would remain as for 2022 (£268. pcm) - no increase from 2017. Use of the Laundry facilities would also remain free of charge.

3) **Expenditure £ 48,492** (£20,535 - 2021) See Schedules 2&3, p7.

4) **Reserves** - In view of the ongoing need to maintain the Almshouse buildings, Grade 2 Listed, it remains the policy of the Trustees to hold its historic investments as reserves to cover Extraordinary Repairs (ERF) and Cyclical Maintenance Repairs (CMR), and upgrading in line with the safety standards of the day. The Trustees are aware that at anytime, vacancies may occur through the need for Residents' supervisory and nursing care elsewhere, or sadly, natural causes. Refurbishment and redecoration of Apartments is usually needed before vacancies can be filled.

As at 31st December 2022, the value of the Charity's assets, investments and reserves totalled **£ 1,007,408** (£ 996,365 - 2021) - See p6

5) The property at Church St, Wotton-under-Edge, GL12 7HE was valued by RSA at **£ 2,972,593** (£2,720,908 2021) as 30<sup>th</sup> June and insured for this amount under Policy BF36798297.

**ON BEHALF OF THE TRUSTEES**



Signed: A Alexander

**Chairman of the Trustees**

Date:

14.6.22



Signed: M C Sykes

**Clerk to the Trustees**

Date:

24/5/23.

UNITED ALMSHOUSE CHARITIES

**INDEPENDENT EXAMINERS' REPORT TO THE TRUSTEES OF UNITED ALMSHOUSE CHARITIES**

I report on the accounts of the Trust for the year ended 31 December 2022, which are set out on pages 5 to 7.

As the Charity's Trustees you are responsible for the preparation of the accounts; you consider that the audit requirement of S144 (2) of the Charities Act 2011 (the Act) does not apply. It is my responsibility to state, on the basis of procedures specified in the General Directions given by the Charity Commissioners under S145 (S))(b) of the Act, whether particular matters have come to my attention.

**Basis of Independent Examiners' report**

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and the seeking of 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 accounts present a true and fair view and the report is limited to those matters set out in the statement below.

**Independent Examiners' statement**

In connection with my examination, no matter has come to my attention:-

- 1) which gives me reasonable cause to believe that, in any material respect, the requirements:-  
  
to keep accounting records in accordance with S130 of the Act; and  
  
to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the Act;  
  
have not been met; or
- 2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed



Date 25/05/23



UNITED ALMSHOUSE CHARITIES

Registered Charity No: 203464

Receipts and Payments for the year ended 31st December 2022

	Unrestricted	Restricted	Total	2021
<b>Receipts</b>				
Investment Income - Schedule I	9,405	0	9,405	8,068
Almshouse Residents'	31,860	0	31,860	33,200
Misc	0	125	125	1,600
<b>Sub Total:</b>	<b>£41,265</b>	<b>£125</b>	<b>£41,390</b>	<b>£42,868</b>
Chapel Fund Income (Alms, Donations)	0	798	798	223
<b>Total Receipts:</b>	<b>£41,265</b>	<b>£973</b>	<b>£42,188</b>	<b>£43,091</b>
<b>Payments</b>				
Almshouse Exp – Schedule 2	47,844	0	47,884	19,967
Chapel Fund Exp - Schedule 3	0	608	608	568
<b>Total Payments</b>	<b>£47,844</b>	<b>£608</b>	<b>£48,492</b>	<b>£20,535</b>



UNITED ALMSHOUSE CHARITIES

Registered Charity No: 203464

	2021	2022
<b>Schedule 1; INVESTMENT INCOME</b>		
CBF Deposit Interest CMF (Retained)	3	268
CCLA COIF Income Shares	855	877
M & G CMA Income Shares	1,801	1,910
Black Rock UK Equity Fund Income units Class 1	3,226	3,920
Black Rock UK Bond Fund A units	295	295
Black Rock UK Equity Fund A units	1,859	2,103
Santander	6	8
Leeds Building Society - Gen	20	21
Leeds Building Society - Chapel	103	3
<b>TOTAL</b>	<b>£8,168</b>	<b>£9,405</b>

	2021	2022
<b>Schedule 2; ALMSHOUSE EXPENDITURE</b>		
Electricity	534	845
Water	2,120	2,276
Gardening	2,864	2,372
Cleaning	1,195	1,540
Insurance	2,231	2,398
Major Works	2,085	29,266
Minor Works	8,021	7,603
Misc/Admin	747	1,094
Grants	170	450
<b>Sub-total</b>	<b>£19,967</b>	<b>£47,844</b>

	2021	2022
<b>Schedule 3; CHAPEL EXPENDITURE</b>		
Miscellaneous	144	42
Electricity	424	561
<b>Sub-total</b>	<b>£568</b>	<b>£603</b>
<b>Schedule 2 and 3</b>	<b>TOTAL</b>	<b>£48,447</b>
	<b>£20,535</b>	<b>£48,447</b>

**UNITED ALMSHOUSE CHARITIES**

England & Wales - Charity number 203464

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# Accounts

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**UNITED ALMSHOUSE CHARITIES  
WOTTON-UNDER-EDGE GENERAL CHARITIES**

**Registered Charity number:  
203464**

**UNITED ALMSHOUSE CHARITIES - 2021**

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# UNITED ALMSHOUSE CHARITIES

## TRUSTEES' REPORT FOR THE YEAR ENDED 31st DECEMBER 2021

### TRUSTEES' RESPONSIBILITIES

Charity law requires us as 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 profit or loss 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;
- 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.

We are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable us to ensure that the financial statements comply with the Charities Act 1993. We 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.

### Structure, Governance and Management

The Charity is administered under the Charity Commission Scheme dates 22nd June 1954. At a meeting dated 17th September 2008, the Charity adopted a set of guidelines as recommended by the Charity Commission, since there were no written terms of Governance under which the trustees were operating. Copies of the guidelines can be obtained from the Clerk to the Trustees.

Over the years the Charity has combined with 21 other smaller charities with similar objectives. A full list can be obtained from the Clerk to the Trustees.

### Trustees

The Trustees who have served during the year are as follows:

#### Foundation Trustees

Mrs. E Warren – Chairman (until 13<sup>th</sup> October)  
Mrs P Latimer  
Dr S Robinson  
Mr A Alexander – Vice Chairman (Acting Chairman  
from 13<sup>th</sup> October)  
Mr G Carpenter  
Ms L Stanley

#### Town Council Appointees

Mr P Barton  
Mr J Turner  
Mr T Luker  
Mr S Wood/ Ms T Creese

Four Representative Trustees are appointed by the Wotton-Under Edge Town Council, but need not necessarily be members of the Council itself. Each may serve a 4-year term of office which is reviewed annually by the Town Council.

Seven Co-optative Trustees, are appointed from those persons residing or in business in or near Wotton-under-Edge. Each may serve a 5-year term of office. Should a vacancy occur, a person fulfilling the above conditions may be proposed and seconded at the next available General Meeting; and co-opted to serve until the next Annual General Meeting.

A Chairman and Vice-Chairman shall be elected at the Annual General Meeting to serve for a term of one year.

UNITED ALMSHOUSE CHARITIES

Registered Charity No: 203464

**TRUSTEES' REPORT FOR THE YEAR ENDED 31st DECEMBER 2021**

**Principal Activities:**

1) The principal object of the Registered Charity (203464) is the relief of need, provided by maintaining the Perry and Dawes Almshouses and Chapel in Church Street, Wotton-under-Edge, and providing accommodation and assistance for the Residents.

2) The major sources of income **£43,467** (£36,883 2020) see p5 are from the WMCs (Weekly Maintenance Contributions) made by the Residents: **£33,200** (£ 29,040 2020) and the Charity's Investments: **£8,068** (£7,000 2020).

Income, together with funds in the Charity's current accounts at Lloyds Bank, and Leeds Building Society accommodated the costs incurred in the maintenance of the Almshouse properties. No investments have been realised. Funds remain healthy and it was agreed at October's Meeting of the Trustees that the basic WMCs for 2022 would remain as for 2021 (£268. pcm) – no increase from 2017.

3) Expenditure **£ 20,535** (£20,223 2020) See Schedules 2&3, p7.

4) **Reserves** - In view of the uncertain and ongoing need to maintain the Almshouse buildings, it is still the policy of the Trustees to hold its historic investments as reserves to cover Extra-Ordinary and Cyclical repairs, and upgrading in line with the safety standards of the day. The Trustees are aware that at anytime, vacancies may occur through the need for supervisory and nursing care elsewhere or sadly, natural causes. A degree of refurbishment and redecoration of each Apartment is needed before vacancies can be filled.

As at 31st December 2021, the value of the Charity's assets, investments and reserves totaled **£ 1,007,408** (£894,942 2022) – See p6

5) A Schedule of Maintenance for 2022 has been estimated as £22,000 inc VAT to be funded from the Current Account.

6) The property at Church St Wotton-under-Edge, GL12 7HE was valued by RSA at **£2,720,908** (£ 2,641,658 2020) as 30<sup>th</sup> June and insured for this amount under Policy BF36798297

ON BEHALF OF THE TRUSTEES



Signed: A. Alexander

**Chairman of the Trustees**

Date: 15/6/2022



M. C. Sykes

**Clerk to the Trustees**

Date: 15.6.22

UNITED ALMSHOUSE CHARITIES

INDEPENDENT EXAMINERS' REPORT TO THE  
TRUSTEES OF UNITED ALMSHOUSE CHARITIES

I report on the accounts of the Trust for the year ended 31 December 2021, which are set out on pages 5 to 7.

As the Charity's Trustees you are responsible for the preparation of the accounts; you consider that the audit requirement of S144 (2) of the Charities Act 2011 (the Act) does not apply. It is my responsibility to state, on the basis of procedures specified in the General Directions given by the Charity Commissioners under S145 (5)(b) of the Act, whether particular matters have come to my attention.

Bases of independent examiners' report

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and the seeking of 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 accounts present a true and fair view and the report is limited to those matters set out in the statement below.

Independent examiners' statement

In connection with my examination, no matter has come to my attention:-

- 1) which gives me reasonable cause to believe that, in any material respect, the requirements:-
  - to keep accounting records in accordance with S130 of the Act; and
  - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the Act;have not been met; or
- 2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed

*P. Cunn*

DATE: 31/05/22

WOTTON ACCOUNTANCY ASSOCIATES LTD  
Stag House  
The Chipping  
Wotton-under-Edge  
Gloucestershire  
GL12 7AD

UNITED ALMSHOUSE CHARITIES  
Registered Charity No: 203464

**Receipts and Payments for the year ended 31st December 2021**

	Unrestricted	Restricted	Total	2020
<b>Receipts</b>				
Investment Income - Schedule 1	8,065	3	8,068	7,000
Almshouse Residents' Contributions	33,200	0	33,200	29,040
Misc	1,600	0	1,600	0
Laundry	0	0	0	150
<b>Sub Total:</b>	<b>£42,865</b>	<b>3</b>	<b>£42,868</b>	<b>£36,190</b>
Chapel Fund Income (Alms and donations)	0	223	223	693
<b>Total Receipts:</b>	<b>£42,865</b>	<b>£226</b>	<b>£43,091</b>	<b>£36,883</b>
<b>Payments</b>				
Almshouse Expenditure - schedule 2	19,967	0	19,967	19,631
Chapel Fund Expenditure - schedule 3	0	568	568	592
			£20,535	20,223
<b>Total Payments</b>	<b>£19,967</b>	<b>£568</b>	<b>£20,535</b>	<b>£20,223</b>

UNITED ALMSHOUSE CHARITIES  
Registered Charity No: 203464

**Statement of assets and liabilities as at 31<sup>st</sup> December 2021**

	Unrestricted	Restricted
<b>Cash Funds</b>		
Lloyds C/a – General Account	£50,967	0
- Chapel Account	0	696
Cash	£50	0
Leeds Building Society – General Account	£42,789	0
- Chapel Account	0	£5,445
<b>Cyclical Maintenance (CMF)</b>	0	£27,461
CCLA COIF Deposit Fund		
	<b>£93,806</b>	<b>£33,602</b>
<b>Sub Total £ 127,408</b>		

<b>Investment assets</b>		
1615.95 CCLA COIF Shares x 2056.54	£33,234	0
54566 M&G Charity M/A Fund – Income units x 91.15p	£49,737	0
6520.758 BKL UK Equity Class I x 2,415p	£157,476	0
4922.547 BKL UK Bond Fund A units x 183.7p	£9,043	0
9021.696 BKL UK Equity Fund A units x 715.4p	£64,542	0
	£290	0
104 Santander x 279p		0
<b>Extraordinary Repair Fund</b>		
5402.664 M&G M/A Fund – Acc units x 10,470.35p	0	£565,678
	<b>£314,322</b>	<b>£565,678</b>
<b>Sub Total £880,000</b>		

**TOTAL: £1,007,408**

Freehold: Perry and Dawes Almshouses RSA insured as 30<sup>th</sup> June 2021 = **£2,720,908**

**Liabilities**

None

None

UNITED ALMSHOUSE CHARITIES  
Registered Charity No: 203464

2021

2020

**Schedule 1; INVESTMENT INCOME**

CBF Deposit Interest CMF (Retained)	3	72
CCLA COIF Income Shares	855	838
M & G NAACIF Income Shares	1801	1,910
Black Rock UK Equity Fund Income units Class 1	3226	2,563
Black Rock UK Bond Fund A units	295	312
Black Rock UK Equity Fund A units	1859	1,285
Santander	6	1
Leeds Building Society – Gen	20	8
Leeds Building Society - Chapel	103	3
<b>TOTAL:</b>	<b>£8,168</b>	<b>£6,992</b>

**Schedule 2; ALMSHOUSE EXPENDITURE**

Electricity	534	461
Water	2,120	2,156
Gardening	2,864	2,998
Cleaning	1,195	1,230
Insurance	2,231	2,142
Major Works	2,085	1,561
Minor Works	8,021	5,960
Misc/Admin	747	2,973
Grants	170	150
<b>TOTAL</b>	<b>£19,967</b>	<b>£19,631</b>

**Schedule 3; CHAPEL EXPENDITURE**

Miscellaneous	144	210
Honorarium	0	100
Electricity	424	282
<b>TOTAL</b>	<b>£568</b>	<b>£592</b>

**UNITED ALMSHOUSE CHARITIES**

England & Wales - Charity number 203464

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# Accounts

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**WOTTON-UNDER-EDGE GENERAL CHARITIES**

**Registered Charity number:  
203464**

**UNITED ALMSHOUSE CHARITIES - 2020**

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# UNITED ALMSHOUSE CHARITIES

## TRUSTEES' REPORT FOR THE YEAR ENDED 31st DECEMBER 2020

### TRUSTEES' RESPONSIBILITIES

Charity law requires us as 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 profit or loss 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;
- 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.

We are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable us to ensure that the financial statements comply with the Charities Act 1993. We 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.

### Structure, Governance and Management

The Charity is administered under the Charity Commission Scheme dates 22nd June 1954. At a meeting dated 17th September 2008, the Charity adopted a set of guidelines as recommended by the Charity Commission, since there were no written terms of Governance under which the trustees were operating. Copies of the guidelines can be obtained from the Clerk to the Trustees.

Over the years the Charity has combined with 21 other smaller charities with similar objectives. A full list can be obtained from the Clerk to the Trustees.

### Trustees

The Trustees who have served during the year are as follows:

#### Foundation Trustees

Mrs. E Warren – Chairman  
Mrs P Latimer  
Dr S Robinson  
Mr A Alexander  
Mrs M Buist  
Mr G Carpenter  
The Revd J Evans/Ms L Stanley

#### Town Council Appointees

Mr P Barton  
Mr J Turner  
Mr T Luker  
Mr S Wood

Four Representative Trustees are appointed by the Wotton-Under Edge Town Council, but need not necessarily be members of the Council itself. Each may serve a 4-year term of office which is reviewed annually by the Town Council.

Seven Co-optative Trustees, are appointed from those persons residing or in business in or near Wotton-under-Edge. Each may serve a 5-year term of office. Should a vacancy occur, a person fulfilling the above conditions may be proposed and seconded at the next available General Meeting; and co-opted to serve until the next Annual General Meeting.

A Chairman and Vice-Chairman shall be elected at the Annual General Meeting to serve for a term of one year.

# TRUSTEES' REPORT FOR THE YEAR ENDED 31st DECEMBER 2020

## Principal Activities:

1) The principal object of the Registered Charity (203464) is the relief of need, provided by maintaining the Perry and Dawes Almshouses in Church Street, Wotton-under-Edge, and providing assistance and accommodation for the Residents.

2) The major sources of income £36,883 (£43,087 – 2019) see p5 are from the WMCs (weekly maintenance contributions) made by the Residents: £ 29,040 ( £32,932 – 2019) and the Charity's Investments: £ 7,000 ( £8,772 – 2019).

The restrictions imposed by HM Government by the Covid 19 pandemic from mid-March, precluded the Trustees interviewing new Residents for the three vacant Apartments until late Summer, with the resultant loss of income; similarly with the Chapel closed until further notice.

3) Expenditure £ 20,223 (£26,178– 2019) See Schedule 4, p7.

Fortunately expenditure involved in the necessary refurbishments was minimal. Income from investments was also reduced.

Income, together with funds in the Charity's current accounts at Lloyds Bank, and Leeds Building Society accommodated the costs incurred in the maintenance of the Almshouse properties. No investments have been realized. However, even with proposed maintenance noted for 2021 – see 5 below, Funds remain healthy and it was agreed at Octobers's e-Meeting of the Trustees that the basic WMCs for 2021 would remain as for 2020 (£268. pcm) – no increase from 2017.

4) The original HHL-Connexus Careline contract for the system linked to Residents' telephones to give 24/7 monitoring and Fire/smoke detection, has been taken over by DORO UK Ltd. New contact details have been communicated to the Residents.

5) The Quinquennial Inspection carried out by J B Young and Sons Ltd showed that complex was in good condition for its age and that any minor work required from time to time should maintain it in good order. The leaded windows in all Apartments require a degree of attention and a Specialist Company will be asked to advise once restrictions have been lifted. Inspection of the electrical installation inspection of the electrical installation of all Apartments and facilities was carried out and will now be required every 3 years, with PAT testing annually. All the current Distribution Boards require upgrading before the end of 2023. No portable appliance had to be scrapped.

6) Reserves - In view of the uncertain and ongoing need to maintain the Almshouse buildings, it is still the policy of the Trustees to hold its historic investments as reserves to cover Extra-Ordinary and Cyclical repairs, and upgrading in line with the safety standards of the day. The Trustees are aware that at anytime, vacancies may occur through the need for supervisory and nursing care elsewhere or sadly, natural causes. A degree of refurbishment and redecoration of each Apartment is needed before vacancies can be filled.

As at 31st December 2020, the value of the Charity's assets, investments and reserves totaled £ 894,942 – See p6

7) The property at Church St Wotton-under-Edge, GL12 7HE was valued by RSA at £2,641,658 (£ 2,584,792 2019) as 30<sup>th</sup> June and insured for this amount under Policy BF36798297

## ON BEHALF OF THE TRUSTEES



Signed: E. M. Warren

Chairman of the Trustees



M. C. Sykes

Clerk to the Trustees

Date : 30<sup>th</sup> June 2021 Adopted

**WOTTON-UNDER-EDGE GENERAL CHARITIES**

**UNITED ALMSHOUSE CHARITIES**  
Registered Charity No: 203464

**UNITED ALMSHOUSE CHARITIES**

**INDEPENDENT EXAMINERS' REPORT TO THE  
TRUSTEES OF UNITED ALMSHOUSE CHARITIES**

I report on the accounts of the Trust for the year ended 31 December 2020, which are set out on pages 5 to 7.

As the Charity's Trustees you are responsible for the preparation of the accounts; you consider that the audit requirement of S144 (2) of the Charities Act 2011 (the Act) does not apply. It is my responsibility to state, on the basis of procedures specified in the General Directions given by the Charity Commissioners under S145 (5)(b) of the Act, whether particular matters have come to my attention.

**Bases of independent examiners' report**

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and the seeking of 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 accounts present a true and fair view and the report is limited to those matters set out in the statement below.

**Independent examiners' statement**

In connection with my examination, no matter has come to my attention:-

- 1) which gives me reasonable cause to believe that, in any material respect, the requirements:-
  - to keep accounting records in accordance with S130 of the Act; and
  - to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the Act;have not been met; or
- 2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



Signed  
R J Holcombe  
Blanchworth House  
Dursley

DATE: 23/06/21

# UNITED ALMSHOUSE CHARITIES

Registered Charity No: 203464

## Receipts And Payments for the year ended 31st December 2020

	Unrestricted	Restricted	Total	2019
<b>Receipts</b>				
Investment Income - schedule 1	6,928	72	7,000	8,772
Almshouse Contributions	29,040	0	29,040	32,932
BT refund	0	0	0	0
Legacy Donations	0	0	0	0
Chapel Fund Income	0	693	693	770
Washing Machine	150	0	150	603
Miscellaneous	0	0	0	10
	36,118	765	36,883	43,087
<b>Asset and Investment Sales</b>	0	0	0	0
	36,118	765	36,883	43,087
<b>Total Receipts</b>				
<b>Payments</b>				
Almshouse Expenditure - schedule 2	19,631	0	19,631	25,341
Chapel Fund Expenditure - schedule 3	0	592	592	837
	19,631	592	20,223	26,178
<b>Asset and Investment purchases</b>	0	0	0	0
	19,631	592	20,223	26,178
<b>Total Payments</b>				
Net of receipts/payments	16,487	173	16,660	16,909
Transfers between funds	0	0	0	0
Cash funds last year	54,182	33,770	87,952	71,043
<b>Cash funds this year end</b>	70,669	33,943	104,612	87,952

Signed on behalf of the Trustees

*E.H. Warren*

*M. C. [Signature]*

Date: *30<sup>th</sup> June 2021*

# UNITED ALMSHOUSE CHARITIES

Registered Charity No: 203464

## Statement of assets and liabilities at the end of the year

	Unrestricted	Restricted
<b>Cash Funds</b>		
Lloyds TSB	27,830	1,140
Cash	50	0
Leeds Building Society	42,789	5,345
<b>Cyclical and Emergency Reserves</b>		
CCLA COIF Deposit Fund	0	27,458
	<u>70,669</u>	<u>33,943</u>
	<u><u>70,669</u></u>	<u><u>33,943</u></u>
<b>Other monetary assets</b>		
	0	0
	<u>0</u>	<u>0</u>
	<u><u>0</u></u>	<u><u>0</u></u>
<b>Investment assets</b>		
1615.95 CCLA COIF Shares	29,105	0
54566 M & G NAACIF Income units	45,628	0
6520.758 Black Rock UK Equity Fund units	142,479	0
4922.547 Black Rock Charinco Income units	9,550	0
9021.696 Black Rock Charishare Income units	58,821	0
99 Santander	301	0
	<u>285,884</u>	<u>0</u>
<b>Cyclical and Emergency Reserves</b>		
5402.664 M & G NAACIF Accumulation units	0	504,446
	<u>285,884</u>	<u>504,446</u>
	<u><u>285,884</u></u>	<u><u>504,446</u></u>
<b>Assets retained for the Charity's own use</b>		
Freehold The Perry & Dawes Almshouses	2,641,658	2,584,792
	<u><u>2,641,658</u></u>	<u><u>2,584,792</u></u>
<b>Liabilities</b>		
	<u>0</u>	<u>0</u>
	<u>0</u>	<u>0</u>
	<u><u>0</u></u>	<u><u>0</u></u>

**UNITED ALMSHOUSE CHARITIES**  
**Registered Charity No: 203464**

2020

2019

**Schedule 1; INVESTMENT INCOME**

CBF Deposit Interest	72	155
CCLA COIF Income Shares	838	821
M & G NAACIF Income Shares	1,910	1,910
Black Rock UK Equity Fund Income units (See Note 2)	2,563	3,761
Black Rock Charinco Income units	312	394
Black Rock Charishare	1,285	1,705
Santander	1	16
Leeds Building Socirty	19	11
<b>Total</b>	<b>7,000</b>	<b>8,773</b>

**Schedule 2; ALMSHOUSE EXPENDITURE**

Subscriptions	0	0
Electricity	461	368
Water	2,156	2,164
Telephone	0	0
Wardens Honoraria & Phone	0	0
Honoraria	0	0
Insurance	2,142	2,084
Major Works	1,561	9,715
Minor Works	8,958	9,035
Misc/Admin	2,973	160
Cleaning	1,230	1,665
Grants	150	150
<b>Total</b>	<b>19,631</b>	<b>25,341</b>

**Schedule 3; CHAPEL EXPENDITURE**

Cleaning	0	0
Miscellaneous	210	392
Honorarium	100	100
Electricity	282	345
<b>Total</b>	<b>592</b>	<b>837</b>