

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 October'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 30th 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 : 30th 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
Receipts				
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
Asset and Investment Sales	0	0	0	0
Total Receipts	36,118	765	36,883	43,087
Payments				
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
Asset and Investment purchases	0	0	0	0
Total Payments	19,631	592	20,223	26,178
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
Cash funds this year end	70,669	33,943	104,612	87,952

Signed on behalf of the Trustees

E.H. Warren

M. C. [Signature]

Date *30th June 2021*

UNITED ALMSHOUSE CHARITIES

Registered Charity No: 203464

Statement of assets and liabilities at the end of the year

	Unrestricted	Restricted
Cash Funds		
Lloyds TSB	27,830	1,140
Cash	50	0
Leeds Building Society	42,789	5,345
Cyclical and Emergency Reserves		
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>
Other monetary assets		
	0	0
	<u>0</u>	<u>0</u>
	<u><u>0</u></u>	<u><u>0</u></u>
Investment assets		
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>
Cyclical and Emergency Reserves		
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>
Assets retained for the Charity's own use		
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>
Liabilities		
	<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 Society	19	11
Total	7,000	8,773

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
Total	19,631	25,341

Schedule 3; CHAPEL EXPENDITURE

Cleaning	0	0
Miscellaneous	210	392
Honorarium	100	100
Electricity	282	345
Total	592	837