

**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 Octobers' 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

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 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		
	<u>£93,806</u>	<u>£33,602</u>
<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>	<u>0</u>	<u>£565,678</u>
5402.664 M&G M/A Fund – Acc units x 10,470.35p		£565,678
<b>Sub Total £880,000</b>	<u>£314,322</u>	<u>£565,678</u>

**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>