

WOTTON-UNDER-EDGE GENERAL CHARITIES

Registered Charity number:
203464

UNITED ALMSHOUSE CHARITIES - 2022

CONTENTS

PAGE

Trustees' Report	2&3
Independent Examiner's Report	4
Receipts, Payments, Investments and	5
Reserves Statement of Assets and	6
Liabilities	7
Notes to the Accounts	

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.

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 30th June and insured for this amount under Policy BF36798297.

ON BEHALF OF THE TRUSTEES



Signed: A Alexander

Chairman of the Trustees



Signed: M C Sykes

Clerk to the Trustees

Date:

14.6.22

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



Wotton Office, Stage House, The Chipping, Wotton-under-Edge, GL12 7AD

UNITED ALMSHOUSE CHARITIES

Registered Charity No: 203464

Receipts and Payments for the year ended 31st December 2022

	Unrestricted	Restricted	Total	2021
Receipts				
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
Sub Total:	£41,265	£125	£41,390	£42,868
Chapel Fund Income (Alms, Donations)	0	798	798	223
Total Receipts:	£41,265	£973	£42,188	£43,091
Payments				
Almshouse Exp – Schedule 2	47,844	0	47,884	19,967
Chapel Fund Exp - Schedule 3	0	608	608	568
Total Payments	£47,844	£608	£48,492	£20,535

UNITED ALMSHOUSE CHARITIES

Registered Charity No: 203464

Statement of assets and liabilities as at 31st December 2022

	Unrestricted	Restricted
Cash Funds		
Lloyds C/a - General Account	44,270	0
- Chapel Account	0	885
Leeds Building Society		
- General Account	42,810	
- Chapel Account	0	5,448
Cyclical Maintenance Fund (CMF)		
CCLA COIF Deposit Fund		27,729
Sub-total	£87,080	£34,062
TOTAL £ 121,142		

Investment assets and values	2021	2022
1615.95 CCLA COIF Shares x 1817.49	£33,234	£29,370
54566 M&G Charity M/A Fund - Income units x 100.75	£49,737	£54,975
6520.758 BKL UK Equity Class I x 2291.0	£157,476	£149,390
4922.547 BKL UK Bond Fund A units x 146.0	£9,043	£7,187
9021.696 BKL UK Equity Fund A units x 708.0	£64,542	£63,874
104 Santander x 267.8	£290	£279
	£314,322	£305,075
Extraordinary Repair Fund		
M&G CMA Fund	£565,678	£570,148
Sub-Total	£880,000	£875,223
ASSETS TOTAL INCLUDING CASH FUNDS	£1,007,408	£996,365

Liabilities

NONE

NONE

UNITED ALMSHOUSE CHARITIES

Registered Charity No: 203464

	2021	2022
Schedule 1; INVESTMENT INCOME		
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
TOTAL	£8,168	£9,405

	2021	2022
Schedule 2; ALMSHOUSE EXPENDITURE		
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
Sub-total	£19,967	£47,844

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