

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 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

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 30th 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	£3,148,532
2) The Cottage, Perry & Dawes Almshouses, Church Street, Wotton-under-Edge, Glos, GL12 7HE	£ 216,453
3) The Chapel situate in the grounds of Perry & Dawes Almshouses, Church Street, Wotton-under-Edge, Glos, GL12 7HE	£ 212,528
TOTAL SUM INSURED	£3,577,513

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

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

UNITED ALMSHOUSE CHARITIES

Registered Charity No: 203464

Statement of assets and liabilities as at 31st December 2024

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

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
Extraordinary Repair Fund		
M&G CMA Fund 5402.664 x 12107	£605,545	£654,108
Sub-Total	£923,372	£982,721
ASSETS TOTAL INCLUDING CASH FUNDS	£1,044,652	£1066,044

Liabilities

NONE

NONE

UNITED ALMSHOUSE CHARITIES

Registered Charity No: 203464

	2023	2024
Schedule 1; INVESTMENT INCOME		
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	
TOTAL	£11,087	£11,441

	2023	2024
Schedule 2; ALMSHOUSE EXPENDITURE		
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
Sub-total	£31,839	57,192

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