

# TEWKESBURY ALMSHOUSE TRUST

England & Wales · Charity number 203488

## Details

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Other names	TEWKESBURY (CONSOLIDATED) CHARITIES, TEWKESBURY CONSOLIDATED CHARITIES
Status	Registered
Legal form	Other
Registered	1962-03-19
Register	<a href="#">View on the Charity Commission register</a>

## Contact

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**Address** Abbey Offices  
Church Street  
Tewkesbury  
Gloucestershire  
GL20 5RZ

**Phone** 01684850959

## Activities

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**Objects:** THE ALMSPEOPLE SHALL BE POOR PERSONS OF GOOD CHARACTER WHO HAVE RESIDED IN THEBOROUGH OF TEWKESBURY FOR NOT LESS THAN TWO YEARS AT THE TIME OF APPOINTMENT ORWHO, IN THE OPINION OF THE TRUSTEES, HAVE A DESIRE TO SETTLE IN THE BOROUGH OFTEWKESBURY ON A PERMANENT OR LONG TERM BASIS.

**Activities:** Almshouses for retired people.

## Classification

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- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Elderly/old People

## Geography

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- **Area of benefit:** BOROUGH OF TEWKESBURY
- Gloucestershire

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£51,535	£58,247	-	-
2023-12-31	£48,013	£26,614	-	-
2022-12-31	£48,428	£15,070	-	-
2021-12-31	£40,133	£54,280	-	-
2020-12-31	£40,598	£10,889	-	-

## Trustees

Name	Role	Appointed
Alan James Bedford		2026-01-15
Alan Michael Hayes		2026-01-15
Canon Nicholas Duff Davies		2023-09-07
Christopher Monk		2017-04-30
DEREK JOHN HARBOTTLE		2015-10-29
Geraldine Sara Simpkins		2026-01-15
Joanne Raywood		2022-05-22
John Anthony Parkes		2020-09-24
Nancy Oakes		2022-05-22
PAUL DAVID HUNSTON		2012-01-10
RODGER HODGES		2012-01-10
Stuart Rankine Hutchinson		2019-09-26

## Linked charities

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- JULIANA BESTE (203488-1)
- ELIZABETH DILLON (203488-10)
- ELIZABETH DOWDESWELL (203488-11)
- WILLIAM FERRER FOR POOR (203488-12)
- SARAH HALL (203488-13)
- MARGARET HICKS (203488-14)
- ELIZABETH HOPTON (203488-15)
- DANIEL KEMBLE (203488-16)
- JOHN PORTER (203488-17)
- EDWARD POPHAM (203488-18)
- THOMAS POULTON (203488-19)
- THOMAS BLIZARD (203488-2)
- JOHN READ (203488-20)
- EDWARD RICHARDSON (203488-21)
- SIR FRANCIS RUSSEL (203488-22)
- ANN SLAUGHTER (203488-23)
- MARY TERRETT (203488-24)
- WILLIAM WAKEMAN (203488-25)
- WILLIAM WILSON (203488-26)
- REVEREND ROBERT WRIGGAN (203488-27)
- JOHN WRIGHT (203488-28)
- CHARLES WYNDE (203488-29)
- SAMUEL BARNES (203488-3)
- THE CHURCH LANDS (203488-30)
- ALMSMEN OF THE FOUNDATION OF QUEEN MARY (203488-31)
- BAPTIST VISCOUNT CAMPDEN (203488-4)
- REVEREND HENRY COLLETT (203488-5)
- THOMAS COOKE (203488-6)
- LORD COVENTRY AND OTHERS (203488-7)
- THOMAS LORD COVENTRY (203488-8)
- WILLIAM CURTIS (203488-9)

**TEWKESBURY ALMSHOUSE TRUST**

England & Wales - Charity number 203488

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# Accounts

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Charity registration number: 203488

# Tewkesbury Almshouse Trust

Annual Report and Financial Statements  
for the Year Ended 31 December 2024

**Tewkesbury Almshouse Trust**

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**Tewkesbury Almshouse Trust**  
**Reference and Administrative Details**

<b>Charity name</b>	Tewkesbury Almshouse Trust
<b>Charity registration number</b>	203488
<b>Principal office</b>	Tewkesbury Abbey Office Church Street Tewkesbury Gloucestershire GL20 5RZ
<b>Registered office</b>	Tewkesbury Abbey Office Church Street Tewkesbury Gloucestershire GL20 5RZ
<b>Trustees</b>	Dr R Hodges Mr P Hunston Mr D Harbottle Mr C Monk Dr S Hutchison Mrs N Oakes Mrs J Raywood Mr P Charman Rev'd Canon N Davies, Chairman
<b>Bankers</b>	Barclays Bank plc Business Banking Leicester LE87 2BB
<b>Accountant</b>	Devereux & Hunt Ltd 51 Basepoint Business Centre Oakfield Close Tewkesbury Gloucestershire GL20 8SD

# **Tewkesbury Almshouse Trust**

## **Trustees' Report**

The trustees present their report and the financial statements for the year ended 31 December 2024.

### **1. CONSTITUTION AND PRINCIPAL AIMS AND OBJECTIVES**

The charity was established in the seventeenth century by way of charitable trusts. It is a Registered Charity, number 203488, and a Registered Social Landlord. The charity is governed by the Charity Commission Scheme of 6 December 1957, as varied by the Scheme of 6 July 1973.

The charity maintains and lets out several properties in Tewkesbury to the elderly to include:

Russell Flats, Church Street	6
Richardson Bungalows, Gander Lane	3

The charity may also elect to give 12 "Bedesmen" (aged men from Tewkesbury) a yield from a quarterly investment.

### **2. ADMINISTRATIVE INFORMATION**

Administrative information is as shown on page 1.

### **3. TRUSTEES**

The trustees who served during the year were:

Rev'd Canon N Davies (Chairman)

Mr J Jeffreys - (Resigned 1 November 2024)

Dr R Hodges

Mr P Charman

Mr P Hunston

Mr D Harbottle

Mr C Monk

Dr S Hutchison

Mrs J Raywood

Mrs N Oakes

They include three nominated representative from the Town Council, the Vicar and the Churchwardens of Tewkesbury Abbey, as well as honorary members from the local community nominated by the committee itself.

## **Tewkesbury Almshouse Trust**

### **Trustees' Report**

#### **4. REVIEW OF THE DEVELOPMENTS IN THE YEAR**

During 2024, five of the bathrooms in Russell Flats were upgraded at a total cost of £44,824.

#### **5. REVIEW OF THE FINANCIAL STATEMENTS**

Contributions from social housing letting have increased by 5% compared with last year. Operating costs have increased in the year leading to a loss before unrealised gains and losses of £6,712 being recorded in 2024, compared to a profit of £21,399 in 2023. The charity's investments increased in value by £3,748 resulting in a net loss of £2,964 (2023: £26,103 profit).

#### **6. STATEMENT OF TRUSTEES' RESPONSIBILITIES**

Social housing legislation requires the board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the registered social landlord and of the surplus or deficit for that period. In preparing these financial statements, the board is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the registered social landlord will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the registered social landlord and to enable it to ensure that the financial statements comply with Schedule 1 to the Housing Act 1996 and the Accounting Requirements for Registered Social Landlords General Determination 2006. It has general responsibility for taking reasonable steps to safeguard the assets of the registered social landlord and to prevent and detect fraud and other irregularities

The charity's trustees consider that an audit is not required for this year and that they will not get these accounts audited.

#### **7. FUNDS**

Funds are available to fulfil obligations as they fall due.

#### **8. CONNECTED CHARITIES**

There are no other directly connected charities.

**Tewkesbury Almshouse Trust**  
**Trustees' Report**

**9. FUNDS HELD ON BEHALF OF OTHERS**

There are no assets or funds held on behalf of others.

For and on behalf of the trustees on 18 September 2025.

A handwritten signature in cursive script, appearing to read "Rev'd Canon N Davies", written over a horizontal line. The signature is fluid and somewhat stylized.

Rev'd Canon N Davies  
Chairman

## **Independent Examiner's Report to the Trustees of Tewkesbury Almshouse Trust**

I report on the accounts of the Trust for the year ended 31 December 2024, which are set out on pages 6 to 12.

### **Respective responsibilities of trustees and examiner**

The trustees are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the General Directions given by the Charity Commission under section 145 (5) (b) of the 2011 Act; and
- state whether particular matters have come to my attention.


### **Basis of independent examiner's report**

My examination was carried out in accordance with the General Directions given by the Charity Commission. 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 seeking 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 examiner's 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 section 130 of the Act; and
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Acthave 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.

  
Michele Devereux  
Devereux & Hunt Ltd  
Certified Accountants

18 September 2025

51 Basepoint Business Centre  
Oakfield Close  
Tewkesbury  
Gloucestershire  
GL20 8SD

**Tewkesbury Almshouse Trust**  
**Housing Revenue Account for the Year Ended 31 December 2024**

	Note	Unrestricted Funds £	Total Funds 2024 £	Total Funds 2023 £
<b>Incoming resources</b>				
Incoming resources from generated funds				
Investment income	2	5,028	5,028	3,670
Incoming resources from charitable activities	3	46,507	46,507	44,343
Total incoming resources		<u>51,535</u>	<u>51,535</u>	<u>48,013</u>
<b>Resources expended</b>				
Charitable activities	4	58,247	58,247	26,614
Total resources expended		<u>58,247</u>	<u>58,247</u>	<u>26,614</u>
Net (outgoing)/incoming resources before other recognised gains and losses		(6,712)	(6,712)	21,399
<b>Other recognised gains/losses</b>				
Unrealised gains on investment assets		<u>3,748</u>	<u>3,748</u>	<u>4,704</u>
Net movements in funds		(2,964)	(2,964)	26,103
<b>Reconciliation of funds</b>				
Total funds brought forward		<u>255,292</u>	<u>255,292</u>	<u>229,189</u>
Total funds carried forward		<u><u>252,328</u></u>	<u><u>252,328</u></u>	<u><u>255,292</u></u>

All incoming resources and resources expended derive from continuing activities.

The notes on pages 8 to 12 form an integral part of these financial statements.

**Tewkesbury Almshouse Trust**  
**Balance Sheet as at 31 December 2024**

		2024		2023	
	Note	£	£	£	£
<b>Fixed assets</b>					
Tangible assets	8		7,926		9,935
Investments	9		<u>100,878</u>		<u>97,130</u>
			108,804		107,065
<b>Current assets</b>					
Debtors	10	2,545		617	
Cash at bank and in hand		<u>141,554</u>		<u>148,845</u>	
		144,099		149,462	
<b>Creditors: Amounts falling due within one year</b>	11	<u>(575)</u>		<u>(1,235)</u>	
<b>Net current assets</b>			<u>143,524</u>		<u>148,227</u>
<b>Net assets</b>			<u><u>252,328</u></u>		<u><u>255,292</u></u>
<b>The funds of the charity:</b>					
<b>Unrestricted funds</b>					
Revaluation reserve			38,695		34,947
Unrestricted income funds			<u>213,633</u>		<u>220,345</u>
<b>Total unrestricted funds</b>			<u>252,328</u>		<u>255,292</u>
<b>Total charity funds</b>			<u><u>252,328</u></u>		<u><u>255,292</u></u>

Approved by the Board on 18 September 2025 and signed on its behalf by:

  
 \_\_\_\_\_  
 Rev'd Canon N Davies  
 Chairman

The notes on pages 8 to 12 form an integral part of these financial statements.

## **Tewkesbury Almshouse Trust**

### **Notes to the Financial Statements for the Year Ended 31 December 2024**

#### **1 Accounting policies**

##### **Basis of preparation**

The financial statements have been prepared in accordance with applicable Accounting Standards in the United Kingdom, the Accounting Requirements for Registered Social Landlords General Determination 2006 and the Statement of Recommended Practice 'Accounting by registered social landlords'. A summary of the more important accounting policies is set out below.

##### **Basis of Accounting**

The financial statements are prepared under the historical cost convention and in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) - (Charities SORP (FRS 102)).

##### **Fund accounting policy**

Unrestricted income funds are general funds that are available for use at the trustees' discretion in furtherance of the objectives of the charity.

##### **Incoming resources**

Investment income is recognised on a receivable basis.

Income from charitable activities includes income represents maintenance contributions receivable from nine units.

##### **Resources expended**

Tewkesbury Almshouse Trust has established a regular programme of cyclical repairs and maintenance. Costs are charged to the general fund in the year in which they are incurred.

Costs of extraordinary repairs, unless representing improvements to the properties, are charged to the general fund in the year in which they are incurred.

##### **Fixed assets**

There is no record of the original cost and no value is attributed thereto. The Housing Properties cost relate to improvements carried out which were funded by a Housing Corporation Grant and a mortgage loan from Housing Corporation secured by a charge on housing, land and buildings. Depreciation is calculated so as to write off the cost of the improvements on a straight line basis over their expected useful economic lives. The principal annual rate used for this purpose which is consistent with that of the previous year is 5%.

##### **Investments**

Unlisted investments are stated at market value in the balance sheet. All movements in value arising from charges and revaluations are included in the income and expenditure account.

## Tewkesbury Almshouse Trust

### Notes to the Financial Statements for the Year Ended 31 December 2024

..... continued

#### 2 Investment income

	Unrestricted Funds £	Total Funds 2024 £	Total Funds 2023 £
Income from listed investments	2,787	2,787	2,615
Interest receivable	2,241	2,241	1,055
	5,028	5,028	3,670

#### 3 Incoming resources from charitable activities

	Unrestricted Funds £	Total Funds 2024 £	Total Funds 2023 £
<b>Social housing letting</b>			
Contributions	46,507	46,507	44,343

#### 4 Total resources expended

	Social housing letting £	Total £
<b>Direct costs</b>		
Service costs	4,620	4,620
Routine maintenance	45,491	45,491
Management costs	6,127	6,127
Depreciation of tangible fixed assets	2,009	2,009
	58,247	58,247

The number of housing units in management at the end of 2024 was 9 (2023 - 9). The average weekly contribution on assured tenancies was £99.37 (2023 - £94.75).

#### 5 Trustees' remuneration and expenses

No trustees received any remuneration during the year.

**Tewkesbury Almshouse Trust**  
**Notes to the Financial Statements for the Year Ended 31 December 2024**

..... *continued*

**6 Net (outgoing)/incoming resources**

Net (outgoing)/incoming resources is stated after charging:

	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Depreciation of owned assets	<u>2,009</u>	<u>2,009</u>

**7 Employees' remuneration**

The average number of persons employed by the charity during the year was as follows:

	<b>2024</b>	<b>2023</b>
	<b>No.</b>	<b>No.</b>
Office staff	<u>1</u>	<u>1</u>

No pension contributions were paid on behalf of employees during the year.

Employee costs are included as part of management expenditure within operating costs.

**Tewkesbury Almshouse Trust**  
**Notes to the Financial Statements for the Year Ended 31 December 2024**

..... continued

**8 Tangible fixed assets**

	<b>Freehold buildings £</b>	<b>Housing Association Grant £</b>	<b>Total £</b>
<b>Cost or Valuation</b>			
As at 1 January 2024 and 31 December 2024	<u>238,753</u>	<u>(151,710)</u>	<u>87,043</u>
<b>Depreciation</b>			
As at 1 January 2024	77,108	-	77,108
Charge for the year	<u>2,009</u>	<u>-</u>	<u>2,009</u>
As at 31 December 2024	<u>79,117</u>	<u>-</u>	<u>79,117</u>
<b>Net book value</b>			
As at 31 December 2024	<u>159,636</u>	<u>(151,710)</u>	<u>7,926</u>
As at 31 December 2023	<u>161,645</u>	<u>(151,710)</u>	<u>9,935</u>

**9 Investments held as fixed assets**

	<b>Unlisted investments £</b>
<b>Market value</b>	
As at 1 January 2024	97,130
Revaluation	<u>3,748</u>
As at 31 December 2024	<u>100,878</u>
<b>Net book value</b>	
As at 31 December 2024	<u>100,878</u>
As at 31 December 2023	<u>97,130</u>

All investment assets were held in the UK.

**10 Debtors**

	<b>2024 £</b>	<b>2023 £</b>
Prepayments and accrued income	<u>2,545</u>	<u>617</u>

**Tewkesbury Almshouse Trust**  
**Notes to the Financial Statements for the Year Ended 31 December 2024**

..... *continued*

**11 Creditors: Amounts falling due within one year**

	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Accruals and deferred income	<u>575</u>	<u>1,235</u>

**12 Related parties**

**Controlling entity**

The charity is controlled by the trustees.

**13 Analysis of funds**

	<b>At 1 January 2024</b>	<b>Incoming resources</b>	<b>Resources expended</b>	<b>Other unrecognised gains/losses</b>	<b>At 31 December 2024</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>General Funds</b>					
Revenue reserve	220,345	51,535	(58,247)	-	213,633
Revaluation reserve	34,947	-	-	3,748	38,695
	<u>255,292</u>	<u>51,535</u>	<u>(58,247)</u>	<u>3,748</u>	<u>252,328</u>

**TEWKESBURY ALMSHOUSE TRUST**

England & Wales - Charity number 203488

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# Accounts

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Charity registration number: 203488

# Tewkesbury Almshouse Trust

Annual Report and Financial Statements  
for the Year Ended 31 December 2023

**Tewkesbury Almshouse Trust**

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**Reference and Administrative Details**

<b>Charity name</b>	Tewkesbury Almshouse Trust
<b>Charity registration number</b>	203488
<b>Principal office</b>	Tewkesbury Abbey Office Church Street Tewkesbury Gloucestershire GL20 5RZ
<b>Registered office</b>	Tewkesbury Abbey Office Church Street Tewkesbury Gloucestershire GL20 5RZ
<b>Trustees</b>	Mr J Jeffreys, Chairman  Dr R Hodges  Mr P Hunston  Mr D Harbottle  Mr C Monk  Dr S Hutchison  Mr J Parkes (Resigned 21 May 2023)  Mrs N Oakes  Mrs J Raywood  Mr P Charman (Appointed 21 May 2023)  Rev'd Canon N Davies (Appointed 3 October 2023)
<b>Bankers</b>	Barclays Bank plc Business Banking Leicester LE87 2BB
<b>Accountant</b>	Devereux & Hunt Ltd 51 Basepoint Business Centre Oakfield Close Tewkesbury Gloucestershire GL20 8SD

# **Tewkesbury Almshouse Trust**

## **Trustees' Report**

The trustees present their report and the financial statements for the year ended 31 December 2023.

### **1. CONSTITUTION AND PRINCIPAL AIMS AND OBJECTIVES**

The charity was established in the seventeenth century by way of charitable trusts. It is a Registered Charity, number 203488, and a Registered Social Landlord. The charity is governed by the Charity Commission Scheme of 6 December 1957, as varied by the Scheme of 6 July 1973.

The charity maintains and lets out several properties in Tewkesbury to the elderly to include:

Russell Flats, Church Street	6
Richardson Bungalows, Gander Lane	3

The charity may also elect to give 12 "Bedesmen" (aged men from Tewkesbury) a yield from a quarterly investment.

### **2. ADMINISTRATIVE INFORMATION**

Administrative information is as shown on page 1.

### **3. TRUSTEES**

The trustees who served during the year were:

Rev'd Canon N Davies - (Appointed 3 October 2023)

Mr J Jeffreys (Chair)

Dr R Hodges

Mr P Sharman - (Appointed 21 April 2023)

Mr P Hunston

Mr D Harbottle

Mr C Monk

Dr S Hutchison

Mr J Parkes - (Resigned 21 May 2023)

Mrs J Raywood

Mrs N Oakes

They include three nominated representative from the Town Council, the Vicar and the Churchwardens of Tewkesbury Abbey, as well as honorary members from the local community nominated by the committee itself.

# **Tewkesbury Almshouse Trust**

## **Trustees' Report**

### **4. REVIEW OF THE DEVELOPMENTS IN THE YEAR**

During 2023, the communal areas of Russell Flats were decorated and carpeted at a cost of £11,982.

### **5. REVIEW OF THE FINANCIAL STATEMENTS**

Contributions from social housing letting have increased by 6% compared with last year. Operating costs have increased in the year leading to a profit before unrealised gains and losses of £21,399 being recorded in 2023, compared to a profit of £33,358 in 2022. The charity's investments increased in value by £4,704 resulting in a net profit of £26,103 (2022: £28,627).

### **6. STATEMENT OF TRUSTEES' RESPONSIBILITIES**

Social housing legislation requires the board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the registered social landlord and of the surplus or deficit for that period. In preparing these financial statements, the board is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the registered social landlord will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the registered social landlord and to enable it to ensure that the financial statements comply with Schedule 1 to the Housing Act 1996 and the Accounting Requirements for Registered Social Landlords General Determination 2006. It has general responsibility for taking reasonable steps to safeguard the assets of the registered social landlord and to prevent and detect fraud and other irregularities

The charity's trustees consider that an audit is not required for this year and that they will not get these accounts audited.

### **7. FUNDS**

Funds are available to fulfil obligations as they fall due.

### **8. CONNECTED CHARITIES**

There are no other directly connected charities.

**Tewkesbury Almshouse Trust**  
**Trustees' Report**

**9. FUNDS HELD ON BEHALF OF OTHERS**

There are no assets or funds held on behalf of others.

For and on behalf of the trustees on 17 October 2024.



~~Mr J Jeffrey~~  
~~Chairman~~

MR DJ HARSBOTTLE  
TRUSTEE

## Independent Examiner's Report to the Trustees of Tewkesbury Almshouse Trust

I report on the accounts of the Trust for the year ended 31 December 2023, which are set out on pages 6 to 12.

### Respective responsibilities of trustees and examiner

The trustees are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the General Directions given by the Charity Commission under section 145 (5) (b) of the 2011 Act; and
- state whether particular matters have come to my attention.

### Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. 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 seeking 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 examiner's 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 section 130 of the Act; and
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Acthave 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.

*Kaye Hunt*  
.....  
Kaye Hunt

Devereux & Hunt Ltd  
Certified Accountants

17 October 2024

51 Basepoint Business Centre  
Oakfield Close  
Tewkesbury  
Gloucestershire  
GL20 8SD

**Tewkesbury Almshouse Trust**  
**Housing Revenue Account for the Year Ended 31 December 2023**

	Unrestricted Funds	Total Funds 2023	Total Funds 2022
Note	£	£	£
<b>Incoming resources</b>			
Incoming resources from generated funds			
2	-	-	3,912
3	3,670	3,670	2,576
4	44,343	44,343	41,940
	<u>48,013</u>	<u>48,013</u>	<u>48,428</u>
<b>Resources expended</b>			
5	26,614	26,614	15,070
	<u>26,614</u>	<u>26,614</u>	<u>15,070</u>
	21,399	21,399	33,358
<b>Other recognised gains/losses</b>			
	4,704	4,704	(4,731)
	26,103	26,103	28,627
<b>Reconciliation of funds</b>			
	229,189	229,189	200,562
	<u>255,292</u>	<u>255,292</u>	<u>229,189</u>


All incoming resources and resources expended derive from continuing activities.

The notes on pages 8 to 12 form an integral part of these financial statements.

**Tewkesbury Almshouse Trust**  
**Balance Sheet as at 31 December 2023**

		2023		2022	
	Note	£	£	£	£
<b>Fixed assets</b>					
Tangible assets	9		9,935		11,944
Investments	10		97,130		92,426
			107,065		104,370
 <b>Current assets</b>					
Debtors	11	617		539	
Cash at bank and in hand		148,845		124,830	
		149,462		125,369	
 <b>Creditors: Amounts falling due within one year</b>					
	12	(1,235)		(550)	
<b>Net current assets</b>			148,227		124,819
<b>Net assets</b>			255,292		229,189
 <b>The funds of the charity:</b>					
<b>Unrestricted funds</b>					
Revaluation reserve			34,947		30,243
Unrestricted income funds			220,345		198,946
<b>Total unrestricted funds</b>			255,292		229,189
<b>Total charity funds</b>			255,292		229,189

Approved by the Board on 17 October 2024 and signed on its behalf by:

  
 .....  
~~Mr J Jeffrey~~ **MR D J HARBOTTLE**  
~~Chairman~~ **TRUSTEE**

The notes on pages 8 to 12 form an integral part of these financial statements.

## Tewkesbury Almshouse Trust

### Notes to the Financial Statements for the Year Ended 31 December 2023

#### 1 Accounting policies

##### **Basis of preparation**

The financial statements have been prepared in accordance with applicable Accounting Standards in the United Kingdom, the Accounting Requirements for Registered Social Landlords General Determination 2006 and the Statement of Recommended Practice 'Accounting by registered social landlords'. A summary of the more important accounting policies is set out below.

##### **Basis of Accounting**

The financial statements are prepared under the historical cost convention and in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) - (Charities SORP (FRS 102)).

##### **Fund accounting policy**

Unrestricted income funds are general funds that are available for use at the trustees' discretion in furtherance of the objectives of the charity.

##### **Incoming resources**

Donations are recognised where there is entitlement, certainty of receipt and the amount can be measured with sufficient reliability.

Investment income is recognised on a receivable basis.

Income from charitable activities includes income represents maintenance contributions receivable from nine units.

##### **Resources expended**

Tewkesbury Almshouse Trust has established a regular programme of cyclical repairs and maintenance. Costs are charged to the general fund in the year in which they are incurred.

Costs of extraordinary repairs, unless representing improvements to the properties, are charged to the general fund in the year in which they are incurred.

##### **Fixed assets**

There is no record of the original cost and no value is attributed thereto. The Housing Properties cost relate to improvements carried out which were funded by a Housing Corporation Grant and a mortgage loan from Housing Corporation secured by a charge on housing, land and buildings. Depreciation is calculated so as to write off the cost of the improvements on a straight line basis over their expected useful economic lives. The principal annual rate used for this purpose which is consistent with that of the previous year is 5%.

##### **Investments**

Unlisted investments are stated at market value in the balance sheet. All movements in value arising from charges and revaluations are included in the income and expenditure account.

## Tewkesbury Almshouse Trust

### Notes to the Financial Statements for the Year Ended 31 December 2023

..... continued

#### 2 Voluntary income

	Unrestricted Funds £	Total Funds 2023 £	Total Funds 2022 £
<b>Donations and legacies</b>			
Donations	-	-	3,912
	<u>          </u>	<u>          </u>	<u>          </u>

#### 3 Investment income

	Unrestricted Funds £	Total Funds 2023 £	Total Funds 2022 £
Income from listed investments	2,615	2,615	2,496
Interest receivable	1,055	1,055	80
	<u>          </u>	<u>          </u>	<u>          </u>
	3,670	3,670	2,576
	<u>          </u>	<u>          </u>	<u>          </u>

#### 4 Incoming resources from charitable activities

	Unrestricted Funds £	Total Funds 2023 £	Total Funds 2022 £
<b>Social housing letting</b>			
Contributions	44,343	44,343	41,940
	<u>          </u>	<u>          </u>	<u>          </u>

## Tewkesbury Almshouse Trust

### Notes to the Financial Statements for the Year Ended 31 December 2023

..... *continued*

#### 5 Total resources expended

	<b>Social housing letting</b>	<b>Total</b>
	£	£
<b>Direct costs</b>		
Service costs	4,474	4,474
Routine maintenance	14,813	14,813
Management costs	5,318	5,318
Depreciation of tangible fixed assets	2,009	2,009
	26,614	26,614

The number of housing units in management at the end of 2022 was 9 (2021 - 9). The average weekly contribution on assured tenancies was £89.62 (2021 - £80.66).

#### 6 Trustees' remuneration and expenses

No trustees received any remuneration during the year.

#### 7 Net incoming resources

Net incoming resources is stated after charging:

	<b>2023</b>	<b>2022</b>
	£	£
Depreciation of owned assets	2,009	2,009

#### 8 Employees' remuneration

The average number of persons employed by the charity during the year was as follows:

	<b>2023</b>	<b>2022</b>
	No.	No.
Office staff	1	1

No pension contributions were paid on behalf of employees during the year.

Employee costs are included as part of management expenditure within operating costs.

**Tewkesbury Almshouse Trust**  
**Notes to the Financial Statements for the Year Ended 31 December 2023**

..... continued

**9 Tangible fixed assets**

	<b>Freehold buildings £</b>	<b>Housing Association Grant £</b>	<b>Total £</b>
<b>Cost or Valuation</b>			
As at 1 January 2023 and 31 December 2023	238,753	(151,710)	87,043
<b>Depreciation</b>			
As at 1 January 2023	75,099	-	75,099
Charge for the year	2,009	-	2,009
As at 31 December 2023	77,108	-	77,108
<b>Net book value</b>			
As at 31 December 2023	161,645	(151,710)	9,935
As at 31 December 2022	163,654	(151,710)	11,944

**10 Investments held as fixed assets**

	<b>Unlisted investments £</b>
<b>Market value</b>	
As at 1 January 2023	92,426
Revaluation	4,704
As at 31 December 2023	97,130
<b>Net book value</b>	
As at 31 December 2023	97,130
As at 31 December 2022	92,426

All investment assets were held in the UK.

**11 Debtors**

	<b>2023 £</b>	<b>2022 £</b>
Prepayments and accrued income	617	539

**Tewkesbury Almshouse Trust**  
**Notes to the Financial Statements for the Year Ended 31 December 2023**

..... *continued*

**12 Creditors: Amounts falling due within one year**

	2023 £	2022 £
Accruals and deferred income	1,235	550

**13 Related parties**

**Controlling entity**

The charity is controlled by the trustees.

**14 Analysis of funds**

	At 1 January 2023	Incoming resources	Resources expended	Other unrecognised gains/losses	At 31 December 2023
	£	£	£	£	£
<b>General Funds</b>					
Revenue reserve	198,946	48,013	(26,614)	-	220,345
Revaluation reserve	30,243	-	-	4,704	34,947
	229,189	48,013	(26,614)	4,704	255,292

**TEWKESBURY ALMSHOUSE TRUST**

England & Wales - Charity number 203488

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# Accounts

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Charity registration number: 203488

# Tewkesbury Almshouse Trust

Annual Report and Financial Statements

for the Year Ended 31 December 2022

# Tewkesbury Almshouse Trust

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**Tewkesbury Almshouse Trust**  
**Reference and Administrative Details**

<b>Charity name</b>	Tewkesbury Almshouse Trust
<b>Charity registration number</b>	203488
<b>Principal office</b>	Tewkesbury Abbey Office Church Street Tewkesbury Gloucestershire GL20 5RZ
<b>Registered office</b>	Tewkesbury Abbey Office Church Street Tewkesbury Gloucestershire GL20 5RZ
<b>Trustees</b>	Rev'd Canon P Williams (Resigned 31 August 2022) Mr J Jeffreys, Chairman Dr R Hodges Mr M Craggs (Resigned 17 May 2022) Mr P Hunston Mr D Harbottle Mr C Monk Mrs N Hawley (Resigned 22 May 2022) Dr S Hutchison Mr J Parkes (Resigned 21 May 2023) Mrs Oakes (Appointed 22 May 2022) Mrs J Raywood (Appointed 22 May 2022) Mr P Charman (Appointed 21 May 2023)
<b>Bankers</b>	Barclays Bank plc Business Banking Leicester LE87 2BB
<b>Accountant</b>	Devereux & Hunt Ltd 51 Basepoint Business Centre Oakfield Close Tewkesbury Gloucestershire GL20 8SD

## **Tewkesbury Almshouse Trust**

### **Trustees' Report**

The trustees present their report and the financial statements for the year ended 31 December 2022.

#### **1. CONSTITUTION AND PRINCIPAL AIMS AND OBJECTIVES**

The charity was established in the seventeenth century by way of charitable trusts. It is a Registered Charity, number 203488, and a Registered Social Landlord. The charity is governed by the Charity Commission Scheme of 6 December 1957, as varied by the Scheme of 6 July 1973.

The charity maintains and lets out several properties in Tewkesbury to the elderly to include:

Russell Flats, Church Street	6
Richardson Bungalows, Gander Lane	3

The charity may also elect to give 12 "Bedesmen" (aged men from Tewkesbury) a yield from a quarterly investment.

#### **2. ADMINISTRATIVE INFORMATION**

Administrative information is as shown on page 1.

#### **3. TRUSTEES**

The trustees who served during the year were:

Rev'd Canon P Williams - (Resigned 31 August 2022)

Mr J Jeffreys (Chair)

Dr R Hodges

Mr M Craggs - (Resigned 17 May 2022)

Mr P Hunston

Mr D Harbottle

Mr C Monk

Mrs N Hawley - (Resigned 22 May 2022)

Dr S Hutchison

Mr J Parkes - (Resigned 21 May 2023)

Mrs J Raywood - (Appointed 22 May 2022)

Mrs N Oakes - (Appointed 22 May 2022)

They include three nominated representative from the Town Council, the Vicar and the Churchwardens of Tewkesbury Abbey, as well as honorary members from the local community nominated by the committee itself.

## **Tewkesbury Almshouse Trust**

### **Trustees' Report**

#### **4. REVIEW OF THE DEVELOPMENTS IN THE YEAR**

During 2022, the heat/smoke alarms were replaced and upgraded in all nine properties at a cost of £4,412.

#### **5. REVIEW OF THE FINANCIAL STATEMENTS**

Contributions from social housing letting have increased by 11% compared with last year. Operating costs have increased in the year leading to a profit before unrealised gains and losses of £33,358 being recorded in 2022, compared to a loss of £14,147 in 2021. The charity's investments reduced in value by £4,731 resulting in a net profit of £28,627 (2021: £4,739 loss).

#### **6. STATEMENT OF TRUSTEES' RESPONSIBILITIES**

Social housing legislation requires the board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the registered social landlord and of the surplus or deficit for that period. In preparing these financial statements, the board is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the registered social landlord will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the registered social landlord and to ensure that the financial statements comply with Schedule 1 to the Housing Act 1996 and the Accounting Requirements for Registered Social Landlords General Determination 2006. It has general responsibility for taking reasonable steps to safeguard the assets of the registered social landlord and to prevent and detect fraud and other irregularities

The charity's trustees consider that an audit is not required for this year and that they will not get these accounts audited.

#### **7. FUNDS**

Funds are available to fulfil obligations as they fall due.

#### **8. CONNECTED CHARITIES**

There are no other directly connected charities.

**Tewkesbury Almshouse Trust**  
**Trustees' Report**

**9. FUNDS HELD ON BEHALF OF OTHERS**

There are no assets or funds held on behalf of others.

For and on behalf of the trustees on 3 October 2023



.....  
Mr J Jeffreys  
Chairman

**Independent Examiner's Report to the Trustees of  
Tewkesbury Almshouse Trust**

I report on the accounts of the Trust for the year ended 31 December 2022, which are set out on pages 6 to 12.

**Respective responsibilities of trustees and examiner**

The trustees are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011(the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the General Directions given by the Charity Commission under section 145 (5) (b) of the 2011 Act; and
- state whether particular matters have come to my attention.


**Basis of independent examiner's report**

My examination was carried out in accordance with the General Directions given by the Charity Commission. 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 seeking 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 examiner's 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 section 130 of the Act; and
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Acthave 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.

  
.....  
Michele Devereux  
Devereux & Hunt Ltd  
Certified Accountants  
Date: 31.12.23 .....

51 Basepoint Business Centre  
Oakfield Close  
Tewkesbury  
Gloucestershire  
GL20 8SD

**Tewkesbury Almshouse Trust**  
**Housing Revenue Account for the Year Ended 31 December 2022**

	Unrestricted Funds	Total Funds 2022	Total Funds 2021
Note	£	£	£
<b>Incoming resources</b>			
Incoming resources from generated funds			
Voluntary income	2	3,912	3,912
Investment income	3	2,576	2,576
Incoming resources from charitable activities	4	41,940	41,940
Total incoming resources		<u>48,428</u>	<u>40,133</u>
<b>Resources expended</b>			
Charitable activities	5	15,070	15,070
Total resources expended		<u>15,070</u>	<u>54,280</u>
Net incoming/(outgoing) resources before other recognised gains and losses		33,358	(14,147)
<b>Other recognised gains/losses</b>			
(Losses)/gains on investment assets		<u>(4,731)</u>	<u>9,408</u>
Net movements in funds		28,627	(4,739)
<b>Reconciliation of funds</b>			
Total funds brought forward		<u>200,562</u>	<u>205,301</u>
Total funds carried forward		<u><u>229,189</u></u>	<u><u>200,562</u></u>


All incoming resources and resources expended derive from continuing activities.

The notes on pages 8 to 12 form an integral part of these financial statements.

**Tewkesbury Almshouse Trust**  
**Balance Sheet as at 31 December 2022**

		2022		2021	
	Note	£	£	£	£
<b>Fixed assets</b>					
Tangible assets	9		11,944		13,953
Investments	10		92,426		93,245
			104,370		107,198
 <b>Current assets</b>					
Debtors	11	539		471	
Cash at bank and in hand		124,830		93,443	
		125,369		93,914	
 <b>Creditors: Amounts falling due within one year</b>					
	12	(550)		(550)	
<b>Net current assets</b>			124,819		93,364
<b>Net assets</b>			229,189		200,562
 <b>The funds of the charity:</b>					
<b>Unrestricted funds</b>					
Revaluation reserve			30,243		34,974
Unrestricted income funds			198,946		165,588
<b>Total unrestricted funds</b>			229,189		200,562
<b>Total charity funds</b>			229,189		200,562

Approved by the Board on 3 October 2023 and signed on its behalf by:

  
 .....  
 Mr J Jeffreys  
 Chairman

The notes on pages 8 to 12 form an integral part of these financial statements.

## **Tewkesbury Almshouse Trust**

### **Notes to the Financial Statements for the Year Ended 31 December 2022**

#### **1 Accounting policies**

##### **Basis of preparation**

The financial statements have been prepared in accordance with applicable Accounting Standards in the United Kingdom, the Accounting Requirements for Registered Social Landlords General Determination 2006 and the Statement of Recommended Practice 'Accounting by registered social landlords'. A summary of the more important accounting policies is set out below.

##### **Basis of Accounting**

The financial statements are prepared under the historical cost convention and in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) - (Charities SORP (FRS 102)).

##### **Fund accounting policy**

Unrestricted income funds are general funds that are available for use at the trustees' discretion in furtherance of the objectives of the charity.

##### **Incoming resources**

Donations are recognised where there is entitlement, certainty of receipt and the amount can be measured with sufficient reliability.

Investment income is recognised on a receivable basis.

Income from charitable activities includes income represents maintenance contributions receivable from nine units.

##### **Resources expended**

Tewkesbury Almshouse Trust has established a regular programme of cyclical repairs and maintenance. Costs are charged to the general fund in the year in which they are incurred.

Costs of extraordinary repairs, unless representing improvements to the properties, are charged to the general fund in the year in which they are incurred.

##### **Fixed assets**

There is no record of the original cost and no value is attributed thereto. The Housing Properties cost relate to improvements carried out which were funded by a Housing Corporation Grant and a mortgage loan from Housing Corporation secured by a charge on housing, land and buildings. Depreciation is calculated so as to write off the cost of the improvements on a straight line basis over their expected useful economic lives. The principal annual rate used for this purpose which is consistent with that of the previous year is 5%.

##### **Investments**

Unlisted investments are stated at market value in the balance sheet. All movements in value arising from charges and revaluations are included in the income and expenditure account.

## Tewkesbury Almshouse Trust

### Notes to the Financial Statements for the Year Ended 31 December 2022

..... continued

#### 2 Voluntary income

	Unrestricted Funds £	Total Funds 2022 £	Total Funds 2021 £
<b>Donations and legacies</b>			
Donations	3,912	3,912	-
	3,912	3,912	-

#### 3 Investment income

	Unrestricted Funds £	Total Funds 2022 £	Total Funds 2021 £
Interest receivable	2,576	2,576	2,383
	2,576	2,576	2,383

#### 4 Incoming resources from charitable activities

	Unrestricted Funds £	Total Funds 2022 £	Total Funds 2021 £
<b>Social housing letting</b>			
Contributions	41,940	41,940	37,750
	41,940	41,940	37,750

## Tewkesbury Almshouse Trust

### Notes to the Financial Statements for the Year Ended 31 December 2022

..... continued

#### 5 Total resources expended

	Social housing letting	Total
	£	£
<b>Direct costs</b>		
Service costs	4,016	4,016
Routine maintenance	5,239	5,239
Management costs	3,806	3,806
Depreciation of tangible fixed assets	2,009	2,009
	15,070	15,070

The number of housing units in management at the end of 2022 was 9 (2021 - 9). The average weekly contribution on assured tenancies was £89.62 (2021 - £80.66).

#### 6 Trustees' remuneration and expenses

No trustees received any remuneration during the year.

#### 7 Net incoming/(outgoing) resources

Net incoming/(outgoing) resources is stated after charging:

	2022	2021
	£	£
Depreciation of owned assets	2,009	2,009

#### 8 Employees' remuneration

The average number of persons employed by the charity during the year was as follows:

	2022	2021
	No.	No.
Office staff	1	1

No pension contributions were paid on behalf of employees during the year.

Employee costs are included as part of management expenditure within operating costs.

## Tewkesbury Almshouse Trust

### Notes to the Financial Statements for the Year Ended 31 December 2022

..... continued

#### 9 Tangible fixed assets

	Freehold buildings £	Housing Association Grant £	Total £
<b>Cost or Valuation</b>			
As at 1 January 2022 and 31 December 2022	238,753	(151,710)	87,043
<b>Depreciation</b>			
As at 1 January 2022	73,090	-	73,090
Charge for the year	2,009	-	2,009
As at 31 December 2022	75,099	-	75,099
<b>Net book value</b>			
As at 31 December 2022	163,654	(151,710)	11,944
As at 31 December 2021	165,663	(151,710)	13,953

#### 10 Investments held as fixed assets

	Unlisted investments £
<b>Market value</b>	
As at 1 January 2022	93,245
Revaluation	(4,731)
Additions	3,912
As at 31 December 2022	92,426
<b>Net book value</b>	
As at 31 December 2022	92,426
As at 31 December 2021	93,245

All investment assets were held in the UK.

## Tewkesbury Almshouse Trust

### Notes to the Financial Statements for the Year Ended 31 December 2022

..... continued

#### 11 Debtors

	2022 £	2021 £
Prepayments and accrued income	539	471

#### 12 Creditors: Amounts falling due within one year

	2022 £	2021 £
Accruals and deferred income	550	550

#### 13 Related parties

##### Controlling entity

The charity is controlled by the trustees.

#### 14 Analysis of funds

	At 1 January 2022	Incoming resources	Resources expended	Other unrecognised gains/losses	At 31 December 2022
	£	£	£	£	£
<b>General Funds</b>					
Revenue reserve	165,588	48,428	(15,070)	-	198,946
Revaluation reserve	34,974	-	-	(4,731)	30,243
	200,562	48,428	(15,070)	(4,731)	229,189

**TEWKESBURY ALMSHOUSE TRUST**

England & Wales - Charity number 203488

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# Accounts

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Charity registration number: 203488

# Tewkesbury Almshouse Trust

Annual Report and Financial Statements

for the Year Ended 31 December 2021

# Tewkesbury Almshouse Trust

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**Tewkesbury Almshouse Trust**  
**Reference and Administrative Details**

<b>Charity name</b>	Tewkesbury Almshouse Trust
<b>Charity registration number</b>	203488
<b>Principal office</b>	Tewkesbury Abbey Office Church Street Tewkesbury Gloucestershire GL20 5RZ
<b>Registered office</b>	Tewkesbury Abbey Office Church Street Tewkesbury Gloucestershire GL20 5RZ
<b>Trustees</b>	Rev'd Canon P Williams (Resigned 31 August 2022) Mr J Jeffreys, Chairman Dr R Hodges Mr M Craggs (Resigned 17 May 2022) Mr P Hunston Mr D Harbottle Mr C Monk Mrs N Hawley (Resigned 22 May 2022) Dr S Hutchison Mr J Parkes Mrs Oakes (Appointed 22 May 2022)
<b>Bankers</b>	Barclays Bank plc Business Banking Leicester LE87 2BB
<b>Accountant</b>	Devereux & Hunt Ltd 51 Basepoint Business Centre Oakfield Close Tewkesbury Gloucestershire GL20 8SD

# **Tewkesbury Almshouse Trust**

## **Trustees' Report**

The trustees present their report and the financial statements for the year ended 31 December 2021.

### **1. CONSTITUTION AND PRINCIPAL AIMS AND OBJECTIVES**

The charity was established in the seventeenth century by way of charitable trusts. It is a Registered Charity, number 203488, and a Registered Social Landlord. The charity is governed by the Charity Commission Scheme of 6 December 1957, as varied by the Scheme of 6 July 1973.

The charity maintains and lets out several properties in Tewkesbury to the elderly to include:

Russell Flats, Church Street	6
Richardson Bungalows, Gander Lane	3

The charity may also elect to give 12 "Bedesmen" (aged men from Tewkesbury) a yield from a quarterly investment.

### **2. ADMINISTRATIVE INFORMATION**

Administrative information is as shown on page 1.

### **3. TRUSTEES**

The trustees who served during the year were:

Rev'd Canon P Williams

Mr J Jeffreys (Chair)

Dr R Hodges

Mr M Craggs

Mr P Hunston

Mr D Harbottle

Mr C Monk

Mrs N Hawley

Dr S Hutchison

Mr J Parkes

They include three nominated representative from the Town Council, the Vicar and the Churchwardens of Tewkesbury Abbey, as well as honorary members from the local community nominated by the committee itself.

## **Tewkesbury Almshouse Trust**

### **Trustees' Report**

#### **4. REVIEW OF THE DEVELOPMENTS IN THE YEAR**

There were two significant areas of expenditure in 2021. The re-roofing of the three bungalows in Gander Lane - £31,786, and the installation of extractor fans in the six flats of Russell Almshouses - £7,471.

#### **5. REVIEW OF THE FINANCIAL STATEMENTS**

Contributions from social housing letting have reduced by 0.1% compared with last year. Operating costs have increased in the year leading to a loss before unrealised gains and losses of £14,147 being recorded in 2021, compared to a surplus of £29,709 in 2020. The charity's investments increased in value by £9,408 resulting in a net loss of £4,739 (2020: £26,941).

#### **6. STATEMENT OF TRUSTEES' RESPONSIBILITIES**

Social housing legislation requires the board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the registered social landlord and of the surplus or deficit for that period. In preparing these financial statements, the board is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the registered social landlord will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the registered social landlord and to enable it to ensure that the financial statements comply with Schedule 1 to the Housing Act 1996 and the Accounting Requirements for Registered Social Landlords General Determination 2006. It has general responsibility for taking reasonable steps to safeguard the assets of the registered social landlord and to prevent and detect fraud and other irregularities

The charity's trustees consider that an audit is not required for this year and that they will not get these accounts audited.

#### **7. FUNDS**

Funds are available to fulfil obligations as they fall due.

#### **8. CONNECTED CHARITIES**

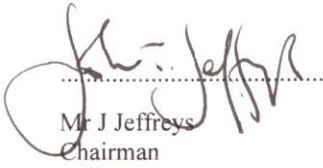
There are no other directly connected charities.

**Tewkesbury Almshouse Trust**  
**Trustees' Report**

**9. FUNDS HELD ON BEHALF OF OTHERS**

There are no assets or funds held on behalf of others.

For and on behalf of the trustees on 22 September 2022.



.....  
Mr J Jeffreys  
Chairman

**Independent Examiner's Report to the Trustees of  
Tewkesbury Almshouse Trust**

I report on the accounts of the Trust for the year ended 31 December 2021, which are set out on pages 6 to 12.

**Respective responsibilities of trustees and examiner**

The trustees are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the General Directions given by the Charity Commission under section 145 (5) (b) of the 2011 Act; and
- state whether particular matters have come to my attention.


**Basis of independent examiner's report**

My examination was carried out in accordance with the General Directions given by the Charity Commission. 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 seeking 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 examiner's 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 section 130 of the Act; and
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Acthave 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.

  
Michele Devereux  
Devereux & Hunt Ltd  
Certified Accountants

22 September 2022

51 Basepoint Business Centre  
Oakfield Close  
Tewkesbury  
Gloucestershire  
GL20 8SD

**Tewkesbury Almshouse Trust**  
**Housing Revenue Account for the Year Ended 31 December 2021**

	Unrestricted Funds	Total Funds 2021	Total Funds 2020
Note	£	£	£
<b>Incoming resources</b>			
Incoming resources from generated funds			
2	2,383	2,383	2,537
	Investment income		
3	37,750	37,750	38,061
	Incoming resources from charitable activities		
	<u>40,133</u>	<u>40,133</u>	<u>40,598</u>
	Total incoming resources		
<b>Resources expended</b>			
4	54,280	54,280	10,889
	Charitable activities		
	<u>54,280</u>	<u>54,280</u>	<u>10,889</u>
	Total resources expended		
	Net (outgoing)/incoming resources before other recognised gains and losses	(14,147)	29,709
<b>Other recognised gains/losses</b>			
	9,408	9,408	(2,768)
	Gains/(losses) on investment assets		
	(4,739)	(4,739)	26,941
	Net movements in funds		
<b>Reconciliation of funds</b>			
	205,301	205,301	178,360
	Total funds brought forward		
	<u>200,562</u>	<u>200,562</u>	<u>205,301</u>
	Total funds carried forward		


All incoming resources and resources expended derive from continuing activities.

The notes on pages 8 to 12 form an integral part of these financial statements.

**Tewkesbury Almshouse Trust**  
**Balance Sheet as at 31 December 2021**

		2021		2020	
	Note	£	£	£	£
<b>Fixed assets</b>					
Tangible assets	8		13,953		15,962
Investments	9		93,245		83,837
			107,198		99,799
<b>Current assets</b>					
Debtors	10	471		460	
Cash at bank and in hand		93,443		106,712	
		93,914		107,172	
<b>Creditors: Amounts falling due within one year</b>	11	(550)		(1,670)	
<b>Net current assets</b>			93,364		105,502
<b>Net assets</b>			200,562		205,301
<b>The funds of the charity:</b>					
<b>Unrestricted funds</b>					
Revaluation reserve			34,974		25,566
Unrestricted income funds			165,588		179,735
<b>Total unrestricted funds</b>			200,562		205,301
<b>Total charity funds</b>			200,562		205,301

Approved by the Board on 22 September 2022 and signed on its behalf by:

  
 .....  
 Mr J Jeffreys  
 Chairman

The notes on pages 8 to 12 form an integral part of these financial statements.

## Tewkesbury Almshouse Trust

### Notes to the Financial Statements for the Year Ended 31 December 2021

#### 1 Accounting policies

##### **Basis of preparation**

The financial statements have been prepared in accordance with applicable Accounting Standards in the United Kingdom, the Accounting Requirements for Registered Social Landlords General Determination 2006 and the Statement of Recommended Practice 'Accounting by registered social landlords'. A summary of the more important accounting policies is set out below.

##### **Basis of Accounting**

The financial statements are prepared under the historical cost convention and in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) - (Charities SORP (FRS 102)).

##### **Fund accounting policy**

Unrestricted income funds are general funds that are available for use at the trustees' discretion in furtherance of the objectives of the charity.

##### **Incoming resources**

Investment income is recognised on a receivable basis.

Income from charitable activities includes income represents maintenance contributions receivable from nine units.

##### **Resources expended**

Tewkesbury Almshouse Trust has established a regular programme of cyclical repairs and maintenance. Costs are charged to the general fund in the year in which they are incurred.

Costs of extraordinary repairs, unless representing improvements to the properties, are charged to the general fund in the year in which they are incurred.

##### **Fixed assets**

There is no record of the original cost and no value is attributed thereto. The Housing Properties cost relate to improvements carried out which were funded by a Housing Corporation Grant and a mortgage loan from Housing Corporation secured by a charge on housing, land and buildings. Depreciation is calculated so as to write off the cost of the improvements on a straight line basis over their expected useful economic lives. The principal annual rate used for this purpose which is consistent with that of the previous year is 5%.

##### **Investments**

Unlisted investments are stated at market value in the balance sheet. All movements in value arising from charges and revaluations are included in the income and expenditure account.

**Tewkesbury Almshouse Trust**  
**Notes to the Financial Statements for the Year Ended 31 December 2021**

..... *continued*

**2 Investment income**

	<b>Unrestricted Funds £</b>	<b>Total Funds 2021 £</b>	<b>Total Funds 2020 £</b>
Interest receivable	2,383	2,383	2,537

**3 Incoming resources from charitable activities**

	<b>Unrestricted Funds £</b>	<b>Total Funds 2021 £</b>	<b>Total Funds 2020 £</b>
<b>Social housing letting</b>			
Contributions	37,750	37,750	38,061

**4 Total resources expended**

	<b>Social housing letting £</b>	<b>Total £</b>
<b>Direct costs</b>		
Service costs	4,158	4,158
Routine maintenance	44,452	44,452
Management costs	3,661	3,661
Depreciation of tangible fixed assets	2,009	2,009
	54,280	54,280

The number of housing units in management at the end of 2021 was 9 (2020 - 9). The average weekly contribution on assured tenancies was £80.66 (2020 - £81.33).

**5 Trustees' remuneration and expenses**

No trustees received any remuneration during the year.

**Tewkesbury Almshouse Trust**  
**Notes to the Financial Statements for the Year Ended 31 December 2021**

..... *continued*

**6 Net (outgoing)/incoming resources**

Net (outgoing)/incoming resources is stated after charging:

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Depreciation of owned assets	<u>2,009</u>	<u>2,009</u>

**7 Employees' remuneration**

The average number of persons employed by the charity during the year was as follows:

	<b>2021</b>	<b>2020</b>
	<b>No.</b>	<b>No.</b>
Office staff	<u>1</u>	<u>1</u>

No pension contributions were paid on behalf of employees during the year.

Employee costs are included as part of management expensidure within operating costs.

**Tewkesbury Almshouse Trust**

**Notes to the Financial Statements for the Year Ended 31 December 2021**

..... continued

**8 Tangible fixed assets**

	<b>Freehold buildings £</b>	<b>Housing Association Grant £</b>	<b>Total £</b>
<b>Cost or Valuation</b>			
As at 1 January 2021 and 31 December 2021	238,753	(151,710)	87,043
<b>Depreciation</b>			
As at 1 January 2021	71,081	-	71,081
Charge for the year	2,009	-	2,009
As at 31 December 2021	73,090	-	73,090
<b>Net book value</b>			
As at 31 December 2021	165,663	(151,710)	13,953
As at 31 December 2020	167,672	(151,710)	15,962

**9 Investments held as fixed assets**

	<b>Unlisted investments £</b>
<b>Market value</b>	
As at 1 January 2021	83,837
Revaluation	9,408
As at 31 December 2021	93,245
<b>Net book value</b>	
As at 31 December 2021	93,245
As at 31 December 2020	83,837

All investment assets were held in the UK.

**10 Debtors**

	<b>2021 £</b>	<b>2020 £</b>
Prepayments and accrued income	471	460

**Tewkesbury Almshouse Trust**  
**Notes to the Financial Statements for the Year Ended 31 December 2021**

..... continued

**11 Creditors: Amounts falling due within one year**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
Accruals and deferred income	<u>550</u>	<u>1,670</u>

**12 Related parties**

**Controlling entity**

The charity is controlled by the trustees.

**13 Analysis of funds**

	<b>At 1 January 2021</b>	<b>Incoming resources</b>	<b>Resources expended</b>	<b>Other unrecognised gains/losses</b>	<b>At 31 December 2021</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>General Funds</b>					
Revenue reserve	179,735	40,133	(54,280)	-	165,588
Revaluation reserve	<u>25,566</u>	<u>-</u>	<u>-</u>	<u>9,408</u>	<u>34,974</u>
	<u>205,301</u>	<u>40,133</u>	<u>(54,280)</u>	<u>9,408</u>	<u>200,562</u>

**TEWKESBURY ALMSHOUSE TRUST**

England & Wales - Charity number 203488

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# Accounts

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Charity registration number: 203488

# Tewkesbury Almshouse Trust

Annual Report and Financial Statements  
for the Year Ended 31 December 2020

# Tewkesbury Almshouse Trust

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**Tewkesbury Almshouse Trust**  
**Reference and Administrative Details**

<b>Charity name</b>	Tewkesbury Almshouse Trust	
<b>Charity registration number</b>	203488	
<b>Principal office</b>	Tewkesbury Abbey Office Church Street Tewkesbury Gloucestershire GL20 5RZ	
<b>Registered office</b>	Tewkesbury Abbey Office Church Street Tewkesbury Gloucestershire GL20 5RZ	
<b>Trustees</b>	Mrs M Wilson	(Resigned 24 September 2020)
	Rev'd Canon P Williams	
	Mr J Jeffreys, Chairman	
	Dr R Hodges	
	Mr M Craggs	
	Mr P Hunston	
	Mr D Harbottle	
	Mr C Monk	
	Mr P Smail	(Resigned 24 September 2020)
	Mrs N Hawley	
	Dr S Hutchison	
	Mr J Parkes	(Appointed 24 September 2020)
<b>Bankers</b>	Barclays Bank plc Business Banking Leicester LE87 2BB	
<b>Accountant</b>	Devereux & Hunt Ltd 51 Basepoint Business Centre Oakfield Close Tewkesbury Gloucestershire GL20 8SD	

# **Tewkesbury Almshouse Trust**

## **Trustees' Report**

The trustees present their report and the financial statements for the year ended 31 December 2020.

### **1. CONSTITUTION AND PRINCIPAL AIMS AND OBJECTIVES**

The charity was established in the seventeenth century by way of charitable trusts. It is a Registered Charity, number 203488, and a Registered Social Landlord. The charity is governed by the Charity Commission Scheme of 6 December 1957, as varied by the Scheme of 6 July 1973.

The charity maintains and lets out several properties in Tewkesbury to the elderly to include:

Russell Flats, Church Street	6
Richardson Bungalows, Gander Lane	3

The charity may also elect to give 12 "Bedesmen" (aged men from Tewkesbury) a yield from a quarterly investment.

### **2. ADMINISTRATIVE INFORMATION**

Administrative information is as shown on page 1.

### **3. TRUSTEES**

The trustees who served during the year were:

Mrs M Wilson - resigned 24 September 2020

Rev'd Canon P Williams

Mr J Jeffreys (Chair)

Dr R Hodges

Mr M Craggs

Mr P Hunston

Mr D Harbottle

Mr C Monk

Mr P Smail - resigned September 2020

Mrs N Hawley

Dr S Hutchison

Mr J Parkes - appointed September 2020

They include three nominated representative from the Town Council, the Vicar and the Churchwardens of Tewkesbury Abbey, as well as honorary members from the local community nominated by the committee itself.

## **Tewkesbury Almshouse Trust**

### **Trustees' Report**

#### **4. REVIEW OF THE DEVELOPMENTS IN THE YEAR**

In 2020 a number of minor items of general maintenance were carried out. The main subject of discussion was the re-roofing of the three bungalows in Gander Lane. A quotation of £31,600 was accepted then followed lengthy discussions with the local authority over roofing tiles. The work was carried out in January and February 2021.

#### **5. REVIEW OF THE FINANCIAL STATEMENTS**

Contributions from social housing letting has increased by 7.9% compared with last year. Operating costs have decreased in the year leading to a surplus before unrealised gains and losses of £29,709 being recorded in 2020, compared to a surplus of £21,996 in 2019. The charity's investments decreased in value by £2,768 resulting in a net surplus of £26,941 (2019: £33,614).

#### **6. STATEMENT OF TRUSTEES' RESPONSIBILITIES**

Social housing legislation requires the board to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the registered social landlord and of the surplus or deficit for that period. In preparing these financial statements, the board is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the registered social landlord will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the registered social landlord and to enable it to ensure that the financial statements comply with Schedule 1 to the Housing Act 1996 and the Accounting Requirements for Registered Social Landlords General Determination 2006. It has general responsibility for taking reasonable steps to safeguard the assets of the registered social landlord and to prevent and detect fraud and other irregularities

The charity's trustees consider that an audit is not required for this year and that they will not get these accounts audited.

#### **7. FUNDS**

Funds are available to fulfil obligations as they fall due.

#### **8. CONNECTED CHARITIES**

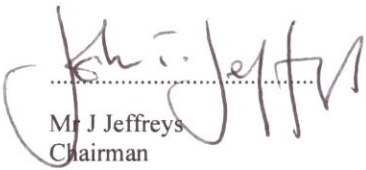
There are no other directly connected charities.

**Tewkesbury Almshouse Trust**  
**Trustees' Report**

**9. FUNDS HELD ON BEHALF OF OTHERS**

There are no assets or funds held on behalf of others.

For and on behalf of the trustees on 23 September 2021.



.....  
Mr J Jeffreys  
Chairman

## **Independent Examiner's Report to the Trustees of Tewkesbury Almshouse Trust**

I report on the accounts of the Trust for the year ended 31 December 2020, which are set out on pages 6 to 12.

### **Respective responsibilities of trustees and examiner**

The trustees are responsible for the preparation of the accounts. The trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the 2011 Act;
- follow the procedures laid down in the General Directions given by the Charity Commission under section 145 (5) (b) of the 2011 Act; and
- state whether particular matters have come to my attention.


### **Basis of independent examiner's report**

My examination was carried out in accordance with the General Directions given by the Charity Commission. 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 seeking 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 examiner's 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 section 130 of the Act; and
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Acthave 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.

  
.....  
Michele Devereux  
Devereux & Hunt Ltd  
Certified Accountants

23 September 2021

51 Basepoint Business Centre  
Oakfield Close  
Tewkesbury  
Gloucestershire  
GL20 8SD

**Tewkesbury Almshouse Trust**  
**Housing Revenue Account for the Year Ended 31 December 2020**

	Unrestricted Funds	Total Funds 2020	Total Funds 2019
Note	£	£	£
<b>Incoming resources</b>			
Incoming resources from generated funds			
Investment income	2,537	2,537	2,563
Incoming resources from charitable activities	38,061	38,061	35,284
Total incoming resources	<u>40,598</u>	<u>40,598</u>	<u>37,847</u>
<b>Resources expended</b>			
Charitable activities	10,889	10,889	15,851
Total resources expended	<u>10,889</u>	<u>10,889</u>	<u>15,851</u>
Net incoming resources before other recognised gains and losses	29,709	29,709	21,996
<b>Other recognised gains/losses</b>			
(Losses)/gains on investment assets	<u>(2,768)</u>	<u>(2,768)</u>	<u>11,618</u>
Net movements in funds	26,941	26,941	33,614
<b>Reconciliation of funds</b>			
Total funds brought forward	178,360	178,360	144,746
Total funds carried forward	<u>205,301</u>	<u>205,301</u>	<u>178,360</u>

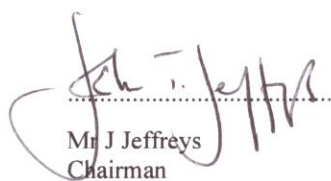
All incoming resources and resources expended derive from continuing activities.

The notes on pages 8 to 12 form an integral part of these financial statements.

**Tewkesbury Almshouse Trust**  
**Balance Sheet as at 31 December 2020**

		2020		2019	
	Note	£	£	£	£
<b>Fixed assets</b>					
Tangible assets	8		15,962		17,971
Investments	9		83,837		86,605
			<u>99,799</u>		<u>104,576</u>
<b>Current assets</b>					
Debtors	10	460		448	
Cash at bank and in hand		<u>106,712</u>		<u>73,876</u>	
		107,172		74,324	
<b>Creditors: Amounts falling due within one year</b>	11	<u>(1,670)</u>		<u>(540)</u>	
<b>Net current assets</b>			<u>105,502</u>		<u>73,784</u>
<b>Net assets</b>			<u><u>205,301</u></u>		<u><u>178,360</u></u>
<b>The funds of the charity:</b>					
<b>Unrestricted funds</b>					
Revaluation reserve			25,566		28,334
Unrestricted income funds			<u>179,735</u>		<u>150,026</u>
<b>Total unrestricted funds</b>			<u>205,301</u>		<u>178,360</u>
<b>Total charity funds</b>			<u><u>205,301</u></u>		<u><u>178,360</u></u>

Approved by the Board on 23 September 2021 and signed on its behalf by:

  
 Mr J Jeffreys  
 Chairman

The notes on pages 8 to 12 form an integral part of these financial statements.

## Tewkesbury Almshouse Trust

### Notes to the Financial Statements for the Year Ended 31 December 2020

#### 1 Accounting policies

##### **Basis of preparation**

The financial statements have been prepared in accordance with applicable Accounting Standards in the United Kingdom, the Accounting Requirements for Registered Social Landlords General Determination 2006 and the Statement of Recommended Practice 'Accounting by registered social landlords'. A summary of the more important accounting policies is set out below.

##### **Basis of Accounting**

The financial statements are prepared under the historical cost convention and in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015) - (Charities SORP (FRS 102)).

##### **Fund accounting policy**

Unrestricted income funds are general funds that are available for use at the trustees' discretion in furtherance of the objectives of the charity.

##### **Incoming resources**

Investment income is recognised on a receivable basis.

Income from charitable activities includes income represents maintenance contributions receivable from nine units.

##### **Resources expended**

Tewkesbury Almshouse Trust has established a regular programme of cyclical repairs and maintenance. Costs are charged to the general fund in the year in which they are incurred.

Costs of extraordinary repairs, unless representing improvements to the properties, are charged to the general fund in the year in which they are incurred.

##### **Fixed assets**

There is no record of the original cost and no value is attributed thereto. The Housing Properties cost relate to improvements carried out which were funded by a Housing Corporation Grant and a mortgage loan from Housing Corporation secured by a charge on housing, land and buildings. Depreciation is calculated so as to write off the cost of the improvements on a straight line basis over their expected useful economic lives. The principal annual rate used for this purpose which is consistent with that of the previous year is 5%.

##### **Investments**

Unlisted investments are stated at market value in the balance sheet. All movements in value arising from charges and revaluations are included in the income and expenditure account.

## Tewkesbury Almshouse Trust

### Notes to the Financial Statements for the Year Ended 31 December 2020

..... continued

#### 2 Investment income

	Unrestricted Funds £	Total Funds 2020 £	Total Funds 2019 £
Interest receivable	2,537	2,537	2,563

#### 3 Incoming resources from charitable activities

	Unrestricted Funds £	Total Funds 2020 £	Total Funds 2019 £
<b>Social housing letting</b>			
Contributions	38,061	38,061	35,284

#### 4 Total resources expended

	Social housing letting £	Total £
<b>Direct costs</b>		
Service costs	3,580	3,580
Routine maintenance	1,745	1,745
Management costs	3,555	3,555
Depreciation of tangible fixed assets	2,009	2,009
	10,889	10,889

The number of housing units in management at the end of 2020 was 9 (2019 - 9). The average weekly contribution on assured tenancies was £81.33 (2018 - £75.61).

#### 5 Trustees' remuneration and expenses

No trustees received any remuneration during the year.

## Tewkesbury Almshouse Trust

### Notes to the Financial Statements for the Year Ended 31 December 2020

..... continued

#### 6 Net incoming resources

Net incoming resources is stated after charging:

	2020 £	2019 £
Depreciation of owned assets	<u>2,009</u>	<u>2,009</u>

#### 7 Employees' remuneration

The average number of persons employed by the charity during the year was as follows:

	2020 No.	2019 No.
Office staff	<u>1</u>	<u>1</u>

No pension contributions were paid on behalf of employees during the year.

Employee costs are included as part of management expensidure within operating costs.

**Tewkesbury Almshouse Trust**  
**Notes to the Financial Statements for the Year Ended 31 December 2020**

..... continued

**8 Tangible fixed assets**

	<b>Freehold buildings £</b>	<b>Housing Association Grant £</b>	<b>Total £</b>
<b>Cost or Valuation</b>			
As at 1 January 2020 and 31 December 2020	<u>238,753</u>	<u>(151,710)</u>	<u>87,043</u>
<b>Depreciation</b>			
As at 1 January 2020	69,072	-	69,072
Charge for the year	<u>2,009</u>	<u>-</u>	<u>2,009</u>
As at 31 December 2020	<u>71,081</u>	<u>-</u>	<u>71,081</u>
<b>Net book value</b>			
As at 31 December 2020	<u>167,672</u>	<u>(151,710)</u>	<u>15,962</u>
As at 31 December 2019	<u>169,681</u>	<u>(151,710)</u>	<u>17,971</u>

**9 Investments held as fixed assets**

	<b>Unlisted investments £</b>
<b>Market value</b>	
As at 1 January 2020	86,605
Revaluation	<u>(2,768)</u>
As at 31 December 2020	<u>83,837</u>
<b>Net book value</b>	
As at 31 December 2020	<u>83,837</u>
As at 31 December 2019	<u>86,605</u>

All investment assets were held in the UK.

**10 Debtors**

	<b>2020 £</b>	<b>2019 £</b>
Prepayments and accrued income	<u>460</u>	<u>448</u>

**Tewkesbury Almshouse Trust**  
**Notes to the Financial Statements for the Year Ended 31 December 2020**

..... continued

**11 Creditors: Amounts falling due within one year**

	<b>2020</b>	<b>2019</b>
	<b>£</b>	<b>£</b>
Accruals and deferred income	<u>1,670</u>	<u>540</u>

**12 Related parties**

**Controlling entity**

The charity is controlled by the trustees.

**13 Analysis of funds**

	<b>At 1 January 2020</b>	<b>Incoming resources</b>	<b>Resources expended</b>	<b>Other unrecognised gains/losses</b>	<b>At 31 December 2020</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>General Funds</b>					
Revenue reserve	<u>178,360</u>	<u>40,598</u>	<u>(10,889)</u>	<u>(2,768)</u>	<u>205,301</u>
	<u>178,360</u>	<u>40,598</u>	<u>(10,889)</u>	<u>(2,768)</u>	<u>205,301</u>