

WIMBLEDON ENDOWED ALMSHOUSE CHARITY

England & Wales · Charity number 203891

Details

Status Registered

Legal form Other

Registered 1963-04-25

Register [View on the Charity Commission register](#)

Contact

Address 60 Camp Road
Wimbledon
London
SW19 4UN

Phone 02089463153

Email wimbledonalmshouses@gmail.com

Activities

Objects: 1. MAINTENANCE AND REPAIR OF ALMSHOUSES FOR POOR AGED OR INFIRM PERSONS OF GOOD CHARACTER WHO ARE RESIDENT IN THE AREA OF THE FORMER BOROUGH OF WIMBLEDON. 2. FOR THE BENEFIT OF EXISTING PENSIONERS OF THE CHARITIES AND THEREAFTER FOR THE BENEFIT OF THE ALMSPEOPLE AS THE TRUSTEES THINK FIT.

Activities: Provision of flats and bungalows which are specially designed with the needs of older people in mind. There is a resident manager.

Classification

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

Geography

- **Area of benefit:** FORMER BOROUGH OF WIMBLEDON
- Merton

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£183,984	£128,770	-	-
2023-12-31	£152,719	£207,814	-	-
2022-12-31	£152,175	£203,445	-	-
2021-12-31	£143,684	£180,760	-	-
2020-12-31	£141,264	£102,966	-	-

Trustees

Name	Role	Appointed
WIMBLEDON ENDOWED ALMSHOUSE TRUSTEE LIMITED		2018-11-08

Linked charities

- WILLIAM MELVILLE FUND (203891-1)
- MARRYATT'S ALMSHOUSE CHARITY (203891-10)
- GERTRUDE LOUISA MURRAY (203891-11)
- SIR JOHN BRAMSTON (203891-2)
- ALICE MARY MARLOW (203891-3)
- WILLIAM GEORGE WHIFFEN AUGMENTATION (203891-4)
- NIGHT NURSE FUND (203891-5)
- MRS WILLIAM HAYGARTH FUND (203891-6)
- MIDLAND ALMSHOUSES (203891-7)
- MARY LESINGHAM PENFOLD (203891-8)
- GIFTS OF L R W FORREST AND W G WHIFFEN (203891-9)

WIMBLEDON ENDOWED ALMSHOUSE CHARITY

England & Wales - Charity number 203891

Accounts

WIMBLEDON ENDOWED ALMSHOUSE CHARITY

(Registered Charity No. 203891)

ANNUAL REPORT AND ACCOUNTS 2024

WIMBLEDON ENDOWED ALMSHOUSE CHARITY
(Registered Charity No. 203891)

ANNUAL REPORT

FOR THE YEAR ENDED 31ST DECEMBER 2024

Charity Name and Number

Wimbledon Endowed Almshouse Charity
Registered Charity number 203891

Charity's principal address

60 Camp Road, Wimbledon, London SW19 4UN

Structure, Governance and Management

Wimbledon Endowed Almshouse Charity is a trust instituted by a Declaration of Trust dated 24 October 1838. This governing document has been amended by Schemes of 21 April 1965, 6 December 1965 and 13th April 1966. A further amendment was made on 25 January 2019.

On 8 November 2018, the Charity Commission approved the appointment of Wimbledon Endowed Almshouse Trustee Limited (company number 11522143) as sole corporate trustee of the charity. All of the charity's assets are held by the company (on trust for the charity) whereas previously they were held in trust by individual trustees.

The directors of Wimbledon Endowed Almshouse Trustee Limited are:

Mr BR Hamilton
Mrs A Birrell
Mrs AC Neilson
Mrs B Elks
Mrs W Ziegler
Dr RW Evans
Mr DAR Broad
Mrs A Vernell

The charity is a member of The Almshouse Association.

Objectives and Activities

The objects of the charity as set out in its governing documents are:

Maintenance and repair of almshouses for poor aged and infirm persons of good character who are resident in the area of the former Borough of Wimbledon, for the benefit of existing pensioners of the charities and thereafter for the benefit of the almspeople as the trustee thinks fit.

The charity provides 26 unfurnished flats and bungalows at Camp Road, Wimbledon which are specially designed with the needs of older people in mind. The aim is to provide convenient and comfortable accommodation in a setting which allows residents to come and go as they please. It provides security and residents are encouraged to make friends and share a wider social life through use of a communal lounge. There is a resident Manager who can help quickly in the case of an emergency. It is the policy of the Trustee that new residents should normally be of limited means.

When planning activities including the selection of new residents, the Trustee has had regard to the Charity Commission guidance on public benefit.

WIMBLEDON ENDOWED ALMSHOUSE CHARITY
(Registered Charity No. 203891)

ANNUAL REPORT
(Continued)

Achievements and Performance

There have continued to be social events for the residents in the community room and, during the warmer months, residents were able to make good use of the gardens. The gardens have been kept in good order by our gardeners with help from the manager and the residents.

The weekly contributions paid by residents to cover the cost of maintenance and heating increased from £120 to £130 per week with effect from 1st January 2024. The weekly contribution increased to £140 per week with effect from 1st January 2025.

One flat fell vacant during the year and one flat was vacant at the end of 2023. New residents have moved into both of these flats early in the year. These properties were refurbished during 2023.

An entryphone system was installed in November at each of the communal entry doors to the flats. The work cost £2,385 per hallway/staircase and the cost has been written off in the accounts. This has improved the security for the residents and has kept the hallways warmer during the colder months.

The Quinquennial survey was completed in 2023 and the report received in February 2024. The recommended remedial work is in hand. The roof of the block comprising flats 28 - 50, has been leaking and repairs have not been effective at plugging the leaks. The directors of the trustee have concluded that the replacement of the whole roof is the only option and have taken professional advice on how best to do this. It is expected that the work to replace the roof will take place during 2025 or 2026.

The 5 year electrical testing of the premises was carried out in 2024 and the necessary remedial works completed.

Financial Review

Income exceeded expenditure by £55,214 during 2024. (Deficit of £55,095 in 2023.) The improvement in performance arose because of the increase in the weekly contributions, the almost full occupancy of the flats and because major expenditure on refurbishment of the flats was not required. The cost of improvements, refurbishments and other major repairs totalled £14,744 in 2024, (£123,424 in 2023). Such costs are met from the Extraordinary Repair Fund (ERF). The ERF is maintained by the trustee to meet the cost of such major repairs and maintenance. Surpluses on general income and expenditure each year are set aside with the aim of having reserves of £300,000 available to meet future major expenditure on repairs. The Almshouse Association make recommendations of the annual amounts which should be set aside each year and the trustee has had regard to the suggested amount in setting the level of contributions from residents.

Investment policy: The aims are twofold. Firstly, within appropriate risk parameters, to invest the majority of the ERF and available unrestricted reserves in assets which have the potential to appreciate in value over the long term. Secondly to invest a proportion of the funds in assets, which will maintain their value, but not necessarily appreciate, and which may be realised at short notice to meet unexpected requirements. The reserves have been invested in BlackRock Charities UK Equity Fund A Accumulation units, COIF Charities Investment Fund Income units and the COIF Charities Fixed Interest Fund. Further details of the investments are set out in Note 9 of the accounts.

Reserves Policy: The trustee's policy is to maintain total reserves between 1.5 and 3 times annual income. At 31st December 2024 the reserves were within this range. The trustee will keep the level of reserves under review.

Notwithstanding the world-wide economic effects of the pandemic and current geopolitical tensions on the global economy, the trustee considers that the Charity's available liquid resources are sufficient for its current activities.

WIMBLEDON ENDOWED ALMSHOUSE CHARITY
(Registered Charity No. 203891)

ANNUAL REPORT
(Continued)

Risk Management

The trustee maintains effective financial management to ensure successful implementation of activities and assure appropriate expenditure for projects in line with the charity's objectives. The trustee keeps under review the finances of the charity, including cash flow and reserves, at the quarterly trustees meeting and monitors the activities of the charity in relation to the charitable objects. Watchful of the charity's reputation the trustee is minded to take all steps to ensure that the reputation is protected through appropriate activities whilst recognising that some risk is necessary to achieve its mission. The charity has a risk management matrix which is reviewed regularly.

Declaration

The directors of Wimbledon Endowed Almshouse Trustee Limited declare that they have approved the trustee's report above.

Signed on behalf of the charity's trustee:

Mr Barry Hamilton
Director

Mrs Alison Neilson
Director

Date: 20 February 2025

INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS

Report to the trustee of Wimbledon Endowed Almshouse Charity on the accounts for the year ended 31st December 2024 set out on pages 6 to 11.

Respective responsibilities of the trustee and the examiner

The charity's trustee is responsible for the preparation of the accounts. The charity's trustee considers that an audit is not required for this year (under section 144(2) of the Charities Act 2011 (the Act)) and that an independent examination is needed.

It is my responsibility to

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

Basis of independent examiner's statement

My examination was carried out in accordance with 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 seeking explanations from the trustee 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 on whether the accounts show "a true and fair view" and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In the course of 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 proper 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 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.

Heather Cheesman FCA
104 Stockbridge Road
Chichester
W. Sussex
PO19 8QP

Date 14 August 2025

WIMBLEDON ENDOWED ALMSHOUSE CHARITY
(Registered Charity No. 203891)

**Statement of Financial Activities
Year ended 31st December 2024**

	Note	Unrestricted Funds £	2024 Endowment Funds £	Total £	2023 Total £
Income from:					
Charitable activities	3	176,899		176,899	147,101
Investment income	3	7,085		7,085	5,618
Total income		183,984		183,984	152,719
Expenditure on:					
Charitable activities	4	128,770		128,770	207,814
Total expenditure		128,770		128,770	207,814
Net income (expenditure) before gains and losses on investment assets		55,214		55,214	(55,095)
Net gains and losses on investment assets					
Realised					3,137
Unrealised		12,037	(694)	11,343	24,027
Net income (expenditure) before transfers		67,251	(694)	66,557	(27,931)
Gross transfers between funds					
Net movement in funds		67,251	(694)	66,557	(27,931)
Total funds brought forward		332,493	15,683	348,176	376,107
Total funds carried forward		399,744	14,989	414,733	348,176

The notes on pages 8 to 11 form part of these accounts

WIMBLEDON ENDOWED ALMSHOUSE CHARITY
(Registered Charity No. 203891)

Balance Sheet at 31st December 2024

	Note	Unrestricted Funds £	2024 Endowment Funds £	Total £	2023 Total £
Fixed Assets					
Tangible assets	8	1		1	1
Investments	9	312,823	14,989	327,812	316,469
		312,824	14,989	327,813	316,470
Current Assets					
Debtors	10	693		693	2,957
Deposit Account		62,573		62,573	6,122
Cash at bank and in hand		33,532		33,532	32,085
		96,798		96,798	41,164
Current Liabilities					
Creditors falling due within one year	11	9,878		9,878	9,458
Net Current Assets		86,920		86,920	31,706
Net Assets		399,744	14,989	414,733	348,176
Funds of the Charity					
Unrestricted funds	12	99,744		99,744	32,493
Designated Funds	12	300,000		300,000	300,000
Endowment Funds	12		14,989	14,989	15,683
Total Funds		399,744	14,989	414,733	348,176

The notes on pages 8 to 11 form part of these accounts

Signed on behalf of the trustee by:

B Hamilton

AC Neilson

WIMBLEDON ENDOWED ALMSHOUSE CHARITY
(Registered Charity No. 203891)

Notes to the Accounts

1. Basis of Preparation

The accounts have been prepared in accordance with Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with FRS 102 and with the Charities Act 2011. The accounts have been prepared under the historical cost convention, except for the revaluation of investments. Wimbledon Endowed Almshouse Charity is a public benefit entity within the meaning of FRS102.

2. Accounting Policies

The principal accounting policies, consistent with prior years, are set out below:

Income is included in the Statement of Financial Activities (SOFA) when:

- the charity becomes entitled to the income;
- the trustee is virtually certain that it will receive the income; and
- the monetary value can be measured with sufficient certainty.

Where income has related expenditure, the income and related expenditure are reported gross in the SOFA.

Grants and donations are included in the SOFA only when the charity has unconditional entitlement to the resources. Donated services and facilities are included in incoming resources (with an equivalent amount of resources expended) only where the benefit to the charity is reasonably quantifiable, measurable and material. The value placed on this income is the estimated value to the charity of the service or facility received. The value of voluntary help is not included in the accounts but is not considered material.

Investment income is included in the accounts when receivable. Investment gains and losses include any gain or loss on the sale of investments and any gain or loss resulting from the revaluing investments to market value at the end of the year.

Tangible fixed assets are measured at cost less accumulated depreciation, except in the case of the freehold land and buildings (see note 8). The costs of repairs and refurbishments are written off when incurred. Capital expenditure on buildings and fixtures and fittings is written off if the cost is under £5,000.

Financial instruments comprising debtors and creditors, cash and deposits are measured at the cash amount expected to be received or paid, as appropriate. Financial instruments comprising listed investments are measured at their market value.

Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to pay out.

3. Analysis of Income

	Unrestricted Funds	2024 Endowment Funds	Total	2023 Total
	£	£	£	£
Income from charitable activities				
Weekly maintenance charges	162,014		162,013	131,564
Weekly heating charges	14,235		14,235	15,537
Insurance receipt	650		650	
	176,899		176,899	147,101
Investment income				
Dividend income	4,202		4,202	4,153
Fixed interest income	1,450		1,450	1,284
Deposit interest	1,433		1,433	181
	7,085		7,085	5,618
Total Income	183,984		183,984	152,719

WIMBLEDON ENDOWED ALMSHOUSE CHARITY
(Registered Charity No. 203891)

Notes to the Accounts Continued

4. Analysis of Expenditure

	Unrestricted Funds	2024 Endowment Funds	Total	2023 Total
	£	£	£	£
Charitable activities				
Salaries	23,635		23,635	21,670
Central heating	13,895		13,895	12,657
General maintenance	40,801		40,801	19,303
Garden maintenance	8,723		8,723	7,969
Water rates	4,494		4,494	3,954
Electricity	2,787		2,787	2,221
Telephone and broadband	471		471	440
Insurance	4,401		4,401	4,325
Cleaning	4,075		4,075	3,999
Sundry expenses	671		671	772
Council tax	1,807		1,807	2,929
Quinquennial inspection	-		-	2,960
Extraordinary repairs (see note 5)	18,524		18,524	123,424
Professional fees	3,108		3,108	
Subscriptions	582		582	333
Printing, postage and stationery	194		194	254
Bank charges	102		102	104
Independent examination	500		500	500
Total Expenditure	128,770		128,770	207,814

The cost of general maintenance includes £18,680 for the 5 year electrical test of the premises and necessary remedial works.

Support costs included in total expenditure on charitable activities amounted to governance costs of £660 (2023 £513).

5. Extraordinary repairs

Refurbishment of flats/bungalow following vacancies	432	432	93,751
Replacement of bathrooms	-	-	10,893
Replacement of kitchen	-	-	17,580
Installation of entryphone system	14,312	14,312	
Roof preliminary works	3,780	3,780	
	18,524	18,524	122,224

6. Related party transactions

In 2024, one director of the corporate trustee was reimbursed expenses totalling £11 for printing, postage and stationery. (2023 - £15) No other payments or expenses were paid to any other directors, persons closely connected with them or related parties. No director of the corporate trustee has been paid any remuneration or received any other benefits from the charity, or any institution or company connected with it.

WIMBLEDON ENDOWED ALMSHOUSE CHARITY
(Registered Charity No. 203891)

Notes to the Accounts Continued

	2024	2023
	£	£
7. Staff Costs		
Gross wages	22,033	20,184
Employer's National Insurance Class 1A	284	275
Pension contributions by employer	1,314	1,211
Benefits	2,190	2,018
	25,821	23,688

The corporate trustee employs a part-time manager who is provided with self contained accomodation at 60 Camp Road, Wimbledon. During 2024, the corporate trustee has also employed one of the residents to test the smoke alarms each week and, during the absence for the manager, to open the Community Room . The corporate trustee has enrolled with National Employment Savings Trust (NEST) to provide an opportunity for employees to participate in a pension scheme as required by the Pensions Act 2008.

8. Fixed Assets

The original cost of fixed assets, comprising the freehold land buildings at Camp Road, Wimbledon is unknown. The trustee regards the asset as fully depreciated and recognises it at a nominal value of £1. For insurance purposes, the buildings are valued at £5,503,705.

9. Investments	Market Value 01/01/2024	Purchase/ Sale	Gain/Loss	Market Value 31/12/2024
Permanent Endowment Fund				
10,572.173 units of BlackRock Charities UK Bond Fund A	15,683		(694)	14,989
Income units (formerly Charinco Distribution units)	15,683		(694)	14,989
Unrestricted and Designated Funds				
4558.205 units BlackRock Charities UK Equity Fund A	116,495		7,425	123,920
Accumulation Fund units (formerly Charishare Accumulation Units)				
6458.94 COIF Investment Fund Income units	128,177		2,896	131,073
45874.80 COIF Charities Fixed Interest Fund units	56,114		1,716	57,830
	300,786		12,037	312,823

WIMBLEDON ENDOWED ALMSHOUSE CHARITY
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Notes to the Accounts Continued

	2024	2023
10. Debtors		
Debtors	693	2,375
Prepayments and accrued income		582
	693	2,957

11. Creditors falling due within one year

Accruals and deferred income	8,954	7,427
Other creditors	924	2,031
	9,878	9,458

12. Funds

- a) Funds Held:
- | | |
|---------------------------|--|
| Permanent Endowment Fund | The capital of this fund may not be spent but the income arising may be used for general purposes. |
| Extraordinary Repair Fund | For future major expenditure to repair and maintain the property. |

b) Movements on Funds:

	Balance 01/01/2024	Income	Expenditure	Transfers	Gain/Loss on Investments	Balance 31/12/2024
Unrestricted Funds:						
General Accumulated Fund	32,493	183,984	110,246	(6,487)		99,744
Designated Funds						
Extraordinary Repair Fund	300,000		18,524	6,487	12,037	300,000
Endowment Fund	15,683				(694)	14,989
	348,176	183,984	128,770	-	11,343	414,733

The Extraordinary Repair Fund has been increased to £300,000 by a transfer from the General Accumulated Fund .

WIMBLEDON ENDOWED ALMSHOUSE CHARITY

England & Wales - Charity number 203891

Accounts

WIMBLEDON ENDOWED ALMSHOUSE CHARITY

(Registered Charity No. 203891)

ANNUAL REPORT AND ACCOUNTS 2023

WIMBLEDON ENDOWED ALMSHOUSE CHARITY
(Registered Charity No. 203891)

ANNUAL REPORT

FOR THE YEAR ENDED 31ST DECEMBER 2023

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WIMBLEDON ENDOWED ALMSHOUSE CHARITY
(Registered Charity No. 203891)

ANNUAL REPORT
(Continued)

Achievements and Performance

Following the pandemic, there have been more social events for the residents in the community room and, during the warmer months, residents were able to make good use of the gardens to meet outside informally. The gardens have been kept in good order by our gardeners with help from the manager and the residents.

The weekly contributions paid by residents to cover the cost of maintenance and heating increased from £110 to £120 per week with effect from 1st January 2023. The weekly contribution increased to £130 per week with effect from 1st January 2024.

Four flats were vacant during the year and new residents have now moved in. These properties were refurbished during the vacancies. The bathroom of another flat was replaced following the replacement of the soil pipes. The kitchen of another flat has also been replaced.

Financial Review

Expenditure exceeded income by £55,095 during 2023. The cost of refurbishments and other major repairs (totalling £123,424 in 2023) are met from the Extraordinary Repair Fund (ERF) and £60,000 of shares in the BlackRock Charities UK Equity Fund were sold to fund the cost of these refurbishments. The ERF is maintained by the trustee to meet the cost of such major repairs and maintenance. Surpluses on general income and expenditure each year are set aside with the aim of having reserves of £300,000 available to meet future major expenditure on repairs. The Almshouse Association make recommendations of the annual amounts which should be set aside each year and the trustee has had regard to the suggested amount in setting the level of contributions from residents.

Investment policy: The aims are twofold. Firstly, within appropriate risk parameters, to invest the majority of the ERF and available unrestricted reserves in assets which have the potential to appreciate in value over the long term. Secondly to invest a proportion of the funds in assets, which will maintain their value, but not necessarily appreciate, and which may be realised at short notice to meet unexpected requirements. The reserves have been invested in BlackRock Charities UK Equity Fund A Accumulation units, COIF Charities Investment Fund Income units and the COIF Charities Fixed Interest Fund. Further details of the investments are set out in Note 9 of the accounts.

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Notwithstanding the world-wide economic effects of the pandemic and current geopolitical tensions on the global economy, the trustee considers that the Charity's available liquid resources are sufficient for its current activities.

WIMBLEDON ENDOWED ALMSHOUSE CHARITY
(Registered Charity No. 203891)

ANNUAL REPORT
(Continued)

Risk Management

The trustee maintains effective financial management to ensure successful implementation of activities and assure appropriate expenditure for projects in line with the charity's objectives. The trustee keeps under review the finances of the charity, including cash flow and reserves, at the quarterly trustees meeting and monitors the activities of the charity in relation to the charitable objects. Watchful of the charity's reputation the trustee is minded to take all steps to ensure that the reputation is protected through appropriate activities whilst recognising that some risk is necessary to achieve its mission. The charity has a risk management matrix which is reviewed regularly.

Declaration

The directors of Wimbledon Endowed Almshouse Trustee Limited declare that they have approved the trustee's report above.

Signed on behalf of the charity's trustee:

Mr Barry Hamilton
Director

Mrs Alison Neilson
Director

Date: 29 February 2024

INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS

Report to the trustee of Wimbledon Endowed Almshouse Charity on the accounts for the year ended 31st December 2023 set out on pages 6 to 11.

Respective responsibilities of the trustee and the examiner

The charity's trustee is responsible for the preparation of the accounts. The charity's trustee considers that an audit is not required for this year (under section 144(2) of the Charities Act 2011 (the Act)) and that an independent examination is needed.

It is my responsibility to

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

Basis of independent examiner's statement

My examination was carried out in accordance with 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 seeking explanations from the trustee 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 on whether the accounts show "a true and fair view" and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In the course of 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 proper 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 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.

Heather Cheesman FCA
104 Stockbridge Road
Chichester
W. Sussex
PO19 8QP

Date 26 July 2024

WIMBLEDON ENDOWED ALMSHOUSE CHARITY
(Registered Charity No. 203891)

**Statement of Financial Activities
Year ended 31st December 2023**

	Note	Unrestricted Funds £	2023 Endowment Funds £	Total £	2022 Total £
Income from:					
Charitable activities	3	147,101		147,101	146,301
Investment income	3	5,618		5,618	5,874
Total income		152,719		152,719	152,175
Expenditure on:					
Charitable activities	4	207,814		207,814	203,445
Total expenditure		207,814		207,814	203,445
Net income (expenditure) before gains and losses on investment assets		(55,095)		(55,095)	(51,270)
Net gains and losses on investment assets					
Realised		3,137		3,137	(4,490)
Unrealised		23,772	255	24,027	(27,612)
Net income (expenditure) before transfers		(28,186)	255	(27,931)	(83,372)
Gross transfers between funds					
Net movement in funds		(28,186)	255	(27,931)	(83,372)
Total funds brought forward		360,679	15,428	376,107	459,479
Total funds carried forward		332,493	15,683	348,176	376,107

The notes on pages 8 to 11 form part of these accounts

WIMBLEDON ENDOWED ALMSHOUSE CHARITY
(Registered Charity No. 203891)

Balance Sheet at 31st December 2023

	Note	Unrestricted Funds £	2023 Endowment Funds £	Total £	2022 Total £
Fixed Assets					
Tangible assets	8	1		1	1
Investments	9	300,786	15,683	316,469	349,305
		300,787	15,683	316,470	349,306
Current Assets					
Debtors	10	2,957		2,957	2,426
Deposit Account		6,122		6,122	6,138
Cash at bank and in hand		32,085		32,085	26,512
		41,164		41,164	35,076
Current Liabilities					
Creditors falling due within one year	11	9,458		9,458	8,275
Net Current Assets		31,706		31,706	26,801
Net Assets		332,493	15,683	348,176	376,107
Funds of the Charity					
Unrestricted funds	12	32,493		32,493	60,679
Designated Funds	12	300,000		300,000	300,000
Endowment Funds	12		15,683	15,683	15,428
Total Funds		332,493	15,683	348,176	376,107

The notes on pages 8 to 11 form part of these accounts

Signed on behalf of the trustee by:

B Hamilton

AC Neilson

WIMBLEDON ENDOWED ALMSHOUSE CHARITY
(Registered Charity No. 203891)

Notes to the Accounts

1. Basis of Preparation

The accounts have been prepared in accordance with Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with FRS 102 and with the Charities Act 2011. The accounts have been prepared under the historical cost convention, except for the revaluation of investments. Wimbledon Endowed Almshouse Charity is a public benefit entity within the meaning of FRS102.

2. Accounting Policies

The principal accounting policies, consistent with prior years, are set out below:

Income is included in the Statement of Financial Activities (SOFA) when:

- the charity becomes entitled to the income;
- the trustee is virtually certain that it will receive the income; and
- the monetary value can be measured with sufficient certainty.

Where income has related expenditure, the income and related expenditure are reported gross in the SOFA.

Grants and donations are included in the SOFA only when the charity has unconditional entitlement to the resources. Donated services and facilities are included in incoming resources (with an equivalent amount of resources expended) only where the benefit to the charity is reasonably quantifiable, measurable and material.

The value placed on this income is the estimated value to the charity of the service or facility received.

The value of voluntary help is not included in the accounts but is not considered material.

Investment income is included in the accounts when receivable. Investment gains and losses include any gain or loss on the sale of investments and any gain or loss resulting from the revaluing investments to market value at the end of the year.

Tangible fixed assets are measured at cost less accumulated depreciation, except in the case of the freehold land and buildings (see note 8). Financial instruments comprising debtors and creditors, cash and deposits are measured at the cash amount expected to be received or paid, as appropriate. Financial instruments comprising listed investments are measured at their market value.

3. Analysis of Income

	Unrestricted Funds £	2023 Endowment Funds £	Total £	2022 Total £
Income from charitable activities				
Weekly maintenance charges	131,564		131,564	129,560
Weekly heating charges	15,537		15,537	16,460
Donations			-	1
Insurance receipt			-	280
	147,101		147,101	146,301
Investment income				
Dividend income	4,153		4,153	4,140
Fixed interest income	1,284		1,284	1,546
Deposit interest	181		181	188
	5,618		5,618	5,874
Total Income	152,719		152,719	152,175

WIMBLEDON ENDOWED ALMSHOUSE CHARITY
(Registered Charity No. 203891)

Notes to the Accounts Continued

4. Analysis of Expenditure

	Unrestricted Funds	2023 Endowment Funds	Total	2022 Total
	£	£	£	£
Charitable activities				
Salaries	21,670		21,670	20,103
Central heating	12,657		12,657	13,795
General maintenance	19,303		19,303	18,522
Garden maintenance	7,969		7,969	10,754
Water rates	3,954		3,954	3,862
Electricity	2,221		2,221	2,138
Telephone and broadband	440		440	375
Insurance	4,325		4,325	3,936
Cleaning	3,999		3,999	4,844
Sundry expenses	772		772	708
Council tax	2,929		2,929	1,651
Quinquennial inspection	2,960		2,960	
Extraordinary repairs (see note 5)	123,424		123,424	121,753
Subscriptions	333		333	309
Printing, postage and stationery	254		254	91
Bank charges	104		104	104
Independent examination	500		500	500
Total Expenditure	207,814		207,814	203,445

Support costs included in total expenditure on charitable activities amounted to governance costs of £513 (2022 £513).

5. Extraordinary repairs

Refurbishment of flats/bungalow following vacancies	93,751	93,751	38,891
Replacement of bathrooms	10,893	10,893	
Replacement of kitchen	17,580	17,580	
Replacement of gas boilers			82,862
	122,224	122,224	121,753

6. Related party transactions

In 2023, one director of the corporate trustee was reimbursed expenses totalling £15 for printing, postage and stationery. (2022 - £21) No other payments or expenses were paid to any other directors, persons closely connected with them or related parties. No director of the corporate trustee has been paid any remuneration or received any other benefits from the charity, or any institution or company connected with it.

WIMBLEDON ENDOWED ALMSHOUSE CHARITY
(Registered Charity No. 203891)

Notes to the Accounts Continued

	2023	2022
	£	£
7. Staff Costs		
Gross wages	20,184	18,504
Employer's National Insurance Class 1A	275	249
Pension contributions by employer	1,211	1,110
Benefits	2,018	1,850
	23,688	21,713

The corporate trustee employs a part-time manager who is provided with self contained accomodation at 60 Camp Road, Wimbledon. During 2022, the corporate trustee has also employed one of the residents to test the smoke alarms each week and, during the absence for the manager, to open the Community Room . The corporate trustee has enrolled with National Employment Savings Trust (NEST) to provide an opportunity for employees to participate in a pension scheme as required by the Pensions Act 2008.

8. Fixed Assets

The original cost of fixed assets, comprising the freehold land buildings at Camp Road, Wimbledon is unknown. The trustee regards the asset as fully depreciated and recognise it at a nominal value of £1. For insurance purposes, the buildings are valued at £5,395,789.

9. Investments	Market Value 01/01/2023	Purchase/ Sale	Gain/Loss	Market Value 31/12/2023
Permanent Endowment Fund				
10,572.173 units of BlackRock Charities UK Bond Fund A	15,428		255	15,683
Income units (formerly Charinco Distribution units)	15,428		255	15,683
Unrestricted and Designated Funds				
2429.776 units BlackRock Charities UK Equity Fund A	56,863	-60,000	3,137	
Accumulation Fund units (formerly Charishare Accumulation Units)				
4558.205 units BlackRock Charities UK Equity Fund A	106,675		9,820	116,495
Accumulation Fund units (formerly Charishare Accumulation Units)				
6458.94 COIF Investment Fund Income units	117,225		10,952	128,177
45874.80 COIF Charities Fixed Interest Fund units	53,114		3,000	56,114
	333,877	-60,000	26,909	300,786

During 2023, 2429.776 units of the BlackRock Charities UK Equity Fund A Accumulation Fund were sold raising a total of £60,000.

788.957 units of BlackRock Charities UK Bond Fund A Accumulation units were sold on 27th June 2022.

WIMBLEDON ENDOWED ALMSHOUSE CHARITY
(Registered Charity No. 203891)

Notes to the Accounts Continued

	2023	2022
10. Debtors		
Debtors	2,375	2,093
Prepayments and accrued income	582	333
	2,957	2,426

11. Creditors falling due within one year

Accruals and deferred income	7,427	8,275
Other creditors	2,031	
	9,458	8,275

12. Funds

- a) Funds Held:
- Permanent Endowment Fund The capital of this fund may not be spent but the income arising may be used for general purposes.
- Extraordinary Repair Fund For future major expenditure to repair and maintain the property.

b) Movements on Funds:

	Balance 01/01/2023	Income	Expenditure	Transfers	Gain/Loss on Investments	Balance 31/12/2023
Unrestricted Funds:						
General Accumulated Fund	60,679	152,719	84,390	-96,515		32,493
Designated Funds						
Extraordinary Repair Fund	300,000		123,424	96,515	26,909	300,000
Endowment Fund	15,428				255	15,683
	376,107	152,719	207,814	-	27,164	348,176

The Extraordinary Repair Fund has been increased to £300,000 by a transfer from the General Accumulated Fund .

WIMBLEDON ENDOWED ALMSHOUSE CHARITY

England & Wales - Charity number 203891

Accounts

WIMBLEDON ENDOWED ALMSHOUSE CHARITY

(Registered Charity No. 203891)

ANNUAL REPORT AND ACCOUNTS 2022

WIMBLEDON ENDOWED ALMSHOUSE CHARITY
(Registered Charity No. 203891)

ANNUAL REPORT

FOR THE YEAR ENDED 31ST DECEMBER 2022

Charity Name and Number

Wimbledon Endowed Almshouse Charity
Registered Charity number 203891

Charity's principal address

60 Camp Road, Wimbledon, London SW19 4UN

Structure, Governance and Management

Wimbledon Endowed Almshouse Charity is a trust instituted by a Declaration of Trust dated 24 October 1838. This governing document has been amended by Schemes of 21 April 1965, 6 December 1965 and 13th April 1966. A further amendment was made on 25 January 2019.

On 8 November 2018, the Charity Commission approved the appointment of Wimbledon Endowed Almshouse Trustee Limited (company number 11522143) as sole corporate trustee of the charity. All of the charity's assets are held by the company (on trust for the charity) whereas previously they were held in trust by individual trustees.

The directors of Wimbledon Endowed Almshouse Trustee Limited are:

Mr BR Hamilton
Mrs A Birrell
Mrs AC Neilson
Mrs B Elks
Mrs W Ziegler
Dr RW Evans
Mr DAR Broad
Mrs A Vernell

The charity is a member of The Almshouse Association.

Objectives and Activities

The objects of the charity as set out in its governing documents are:

Maintenance and repair of almshouses for poor aged and infirm persons of good character who are resident in the area of the former Borough of Wimbledon, for the benefit of existing pensioners of the charities and thereafter for the benefit of the almspeople as the trustee thinks fit.

The charity provides 26 unfurnished flats and bungalows at Camp Road, Wimbledon which are specially designed with the needs of older people in mind. The aim is to provide convenient and comfortable accommodation in a setting which allows residents to come and go as they please. It provides security and residents are encouraged to make friends and share a wider social life through use of a communal lounge. There is a resident Manager who can help quickly in the case of an emergency. It is the policy of the Trustee that new residents should normally be of limited means.

When planning activities including the selection of new residents, the Trustee has had regard to the Charity Commission guidance on public benefit.

WIMBLEDON ENDOWED ALMSHOUSE CHARITY
(Registered Charity No. 203891)

ANNUAL REPORT
(Continued)

Achievements and Performance

With the relaxation of the Covid 19 restrictions, it has been possible for more social events for the residents to be held and, during the warmer months, residents were able to make good use of the gardens to meet outside informally. The gardens have been improved with help from the manager and the residents.

The weekly contributions paid by residents to cover the cost of maintenance and heating increased from £107 to £110 per week with effect from 1st January 2022. The weekly contribution increased to £120 per week with effect from 1st January 2023.

Two flats fell vacant during the year and new residents have moved in. The two properties were refurbished during the vacancies. Two further flats fell vacant before the end of 2022 and one in January 2023. They are being refurbished in 2023 ready for new residents to move in.

The three communal gas boilers, which provide heating for all the flats and bungalows, were replaced in August 2022. The efficiency of the system was also improved by the replacement of radiator valves and flushing of the pipework. The total cost was £82,862.

Financial Review

Expenditure exceeded income by £51,270 during 2022. The Extraordinary Repair Fund (ERF) is maintained by the trustee to meet the cost of repairs and maintenance. Surpluses on general income and expenditure each year are set aside with the aim of having reserves of £300,000 available to meet future major expenditure on repairs. The Almshouse Association make recommendations of the annual amounts which should be set aside each year and the trustee has had regard to the suggested amount in setting the level of contributions from residents.

Investment policy: The aims are twofold. Firstly, within appropriate risk parameters, to invest the majority of the ERF and available unrestricted reserves in assets which have the potential to appreciate in value over the long term. Secondly to invest a proportion of the funds in assets, which will maintain their value, but not necessarily appreciate, and which may be realised at short notice to meet unexpected requirements. The reserves have been invested in BlackRock Charities UK Equity Fund A Accumulation units, COIF Charities Investment Fund Income units and the COIF Charities Fixed Interest Fund. The BlackRock Charities UK Bond Fund A Accumulation units were sold during the year to help fund the cost of refurbishing the heating system. Further details of the investments are set out in Note 9 of the accounts.

Reserves Policy: The trustee's policy is to maintain total reserves between 1.5 and 3 times annual income. At 31st December 2022 the reserves were within this range. The trustee will keep the level of reserves under review.

Notwithstanding the world-wide economic effects of the pandemic and current geopolitical tensions on the global economy, the trustee considers that the Charity's available liquid resources are sufficient for its current activities.

WIMBLEDON ENDOWED ALMSHOUSE CHARITY
(Registered Charity No. 203891)

ANNUAL REPORT
(Continued)

Risk Management

The trustee maintains effective financial management to ensure successful implementation of activities and assure appropriate expenditure for projects in line with the charity's objectives. The trustee keeps under review the finances of the charity, including cash flow and reserves, at the quarterly trustees meeting and monitors the activities of the charity in relation to the charitable objects. Watchful of the charity's reputation the trustee is minded to take all steps to ensure that the reputation is protected through appropriate activities whilst recognising that some risk is necessary to achieve its mission. The charity has a risk management matrix which is reviewed annually by the trustee; or more often, if circumstances change.

Declaration

The directors of Wimbledon Endowed Almshouse Trustee Limited declare that they have approved the trustee's report above.

Signed on behalf of the charity's trustee:

Mr Barry Hamilton
Director

Mrs Alison Neilson
Director

Date: 23rd February 2023

INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS

Report to the trustee of Wimbledon Endowed Almshouse Charity on the accounts for the year ended 31st December 2022 set out on pages 6 to 11.

Respective responsibilities of the trustee and the examiner

The charity's trustee is responsible for the preparation of the accounts. The charity's trustee considers that an audit is not required for this year (under section 144(2) of the Charities Act 2011 (the Act)) and that an independent examination is needed.

It is my responsibility to

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

Basis of independent examiner's statement

My examination was carried out in accordance with 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 seeking explanations from the trustee 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 on whether the accounts show "a true and fair view" and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In the course of 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 proper 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 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.

Heather Cheesman FCA
104 Stockbridge Road
Chichester
W. Sussex
PO19 8QP

Date 14th July 2023

WIMBLEDON ENDOWED ALMSHOUSE CHARITY
(Registered Charity No. 203891)

**Statement of Financial Activities
Year ended 31st December 2022**

	Note	Unrestricted Funds £	2022 Endowment Funds £	Total £	2021 Total £
Income from:					
Charitable activities	3	146,301		146,301	137,883
Investment income	3	5,874		5,874	5,801
Total income		152,175		152,175	143,684
Expenditure on:					
Charitable activities	4	203,445		203,445	180,760
Total expenditure		203,445		203,445	180,760
Net income (expenditure) before gains and losses on investment assets		(51,270)		(51,270)	(37,076)
Net gains and losses on investment assets					
Realised		(4,490)		(4,490)	
Unrealised		(23,619)	(3,993)	(27,612)	29,676
Net income (expenditure) before transfers		(79,379)	(3,993)	(83,372)	(7,400)
Gross transfers between funds					
Net movement in funds		(79,379)	(3,993)	(83,372)	(7,400)
Total funds brought forward		440,058	19,421	459,479	466,879
Total funds carried forward		360,679	15,428	376,107	459,479

The notes on pages 8 to 11 form part of these accounts

WIMBLEDON ENDOWED ALMSHOUSE CHARITY
(Registered Charity No. 203891)

Balance Sheet at 31st December 2022

	Note	Unrestricted Funds £	2022 Endowment Funds £	Total £	2021 Total £
Fixed Assets					
Tangible assets	8	1		1	1
Investments	9	333,877	15,428	349,305	418,700
		333,878	15,428	349,306	418,701
Current Assets					
Debtors	10	2,426		2,426	1,085
Deposit Account		6,138		6,138	30,899
Cash at bank and in hand		26,512		26,512	14,782
		35,076		35,076	46,766
Current Liabilities					
Creditors falling due within one year	11	8,275		8,275	5,988
Net Current Assets		26,801		26,801	40,778
Net Assets		360,679	15,428	376,107	459,479
Funds of the Charity					
Unrestricted funds	12	60,679		60,679	140,058
Designated Funds	12	300,000		300,000	300,000
Endowment Funds	12		15,428	15,428	19,421
Total Funds		360,679	15,428	376,107	459,479

The notes on pages 8 to 11 form part of these accounts

Signed on behalf of the trustee by:

B Hamilton

AC Neilson

WIMBLEDON ENDOWED ALMSHOUSE CHARITY
(Registered Charity No. 203891)

Notes to the Accounts

1. Basis of Preparation

The accounts have been prepared in accordance with Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with FRS 102 and with the Charities Act 2011. The accounts have been prepared under the historical cost convention, except for the revaluation of investments. Wimbledon Endowed Almshouse Charity is a public benefit entity within the meaning of FRS102.

2. Accounting Policies

The principal accounting policies, consistent with prior years, are set out below:

Income is included in the Statement of Financial Activities (SOFA) when:

- the charity becomes entitled to the income;
- the trustee is virtually certain that it will receive the income; and
- the monetary value can be measured with sufficient certainty.

Where income has related expenditure, the income and related expenditure are reported gross in the SOFA.

Grants and donations are included in the SOFA only when the charity has unconditional entitlement to the resources. Donated services and facilities are included in incoming resources (with an equivalent amount of resources expended) only where the benefit to the charity is reasonably quantifiable, measurable and material. The value placed on this income is the estimated value to the charity of the service or facility received. The value of voluntary help is not included in the accounts but is not considered material.

Investment income is included in the accounts when receivable. Investment gains and losses include any gain or loss on the sale of investments and any gain or loss resulting from the revaluing investments to market value at the end of the year.

Tangible fixed assets are measured at cost less accumulated depreciation, except in the case of the freehold land and buildings (see note 8). Financial instruments comprising debtors and creditors, cash and deposits are measured at the cash amount expected to be received or paid, as appropriate. Financial instruments comprising listed investments are measured at their market value.

3. Analysis of Income

	Unrestricted Funds £	2022 Endowment Funds £	Total £	2021 Total £
Income from charitable activities				
Weekly maintenance charges	129,560		129,560	128,922
Weekly heating charges	16,460		16,460	7,660
Donations	1		1	1,301
Insurance receipt	280		280	
	146,301		146,301	137,883
Investment income				
Dividend income	4,140		4,140	4,050
Fixed interest income	1,546		1,546	1,748
Deposit interest	188		188	3
	5,874		5,874	5,801
Total Income	152,175		152,175	143,684

WIMBLEDON ENDOWED ALMSHOUSE CHARITY
(Registered Charity No. 203891)

Notes to the Accounts Continued

4. Analysis of Expenditure

	Unrestricted Funds £	2022 Endowment Funds £	Total £	2021 Total £
Charitable activities				
Salaries	20,103		20,103	19,459
Central heating	13,795		13,795	11,959
General maintenance	18,522		18,522	21,040
Garden maintenance	10,754		10,754	28,931
Water rates	3,862		3,862	5,196
Electricity	2,138		2,138	2,070
Telephone and broadband	375		375	365
Insurance	3,936		3,936	3,648
Cleaning	4,844		4,844	4,409
Sundry expenses	708		708	714
Council tax	1,651		1,651	2,384
Extraordinary repairs (see note 5)	121,753		121,753	79,544
Subscriptions	309		309	305
Printing, postage and stationery	91		91	140
Bank charges	104		104	96
Independent examination	500		500	500
Total Expenditure	203,445		203,445	180,760

Support costs included in total expenditure on charitable activities amounted to governance costs of £513 (2021 £513).

5. Extraordinary repairs

Refurbishment of flats/bungalow following vacancies	38,891	38,891	60,160
Replacement of bathrooms			19,384
Replacement of gas boilers	82,862	82,862	
	121,753	121,753	79,544

6. Related party transactions

In 2022, two directors of the corporate trustee were reimbursed expenses totalling £21 for digital communication, printing, postage and stationery. (2021 - £128) No other payments or expenses were paid to any other directors, persons closely connected with them or related parties. No director of the corporate trustee has been paid any remuneration or received any other benefits from the charity, or any institution or company connected with it.

WIMBLEDON ENDOWED ALMSHOUSE CHARITY
(Registered Charity No. 203891)

Notes to the Accounts Continued

	2022	2021
	£	£
7. Staff Costs		
Gross wages	18,504	18,191
Employer's National Insurance Class 1A	249	158
Pension contributions by employer	1,110	1,110
Benefits	1,850	1,850
	21,713	21,309

The corporate trustee employs a part-time manager who is provided with self contained accommodation at 60 Camp Road, Wimbledon. The corporate trustee has also employed one of the residents to test the smoke alarms each week and, during the absence for the manager, to open the Community Room. The corporate trustee has enrolled with National Employment Savings Trust (NEST) to provide an opportunity for employees to participate in a pension scheme as required by the Pensions Act 2008.

8. Fixed Assets

The original cost of fixed assets, comprising the freehold land buildings at Camp Road, Wimbledon is unknown. The trustee regards the asset as fully depreciated and recognise it at a nominal value of £1. For insurance purposes, the buildings are valued at £4,573,090.

9. Investments

	Market Value 01/01/2022	Purchase/ Sale	Gain/Loss	Market Value 31/12/2022
Permanent Endowment Fund				
10,572.173 units of BlackRock Charities UK Bond Fund A	19,421		-3,993	15,428
Income units (formerly Charinco Distribution units)	19,421		-3,993	15,428
Unrestricted and Designated Funds				
788.957 units of BlackRock Charities UK Bond Fund A	41,783	-37,293	-4,490	
Accumulation units (formerly Charinco Accumulation Units)				
6987.981 units BlackRock Charities UK Equity Fund A	163,728		-190	163,538
Accumulation Fund units (formerly Charishare Accumulation Units)				
6458.94 COIF Investment Fund Income units	132,837		-15,612	117,225
45874.80 COIF Charities Fixed Interest Fund units	60,931		-7,817	53,114
	368,197		-28,109	333,877

In December 2019, the investments held with BlackRock were converted from Common Investment Funds (CIFs) to new Charity Authorised Investment Funds (CAIFs) and the names of the funds were changed accordingly.

The 788.957 units of BlackRock Charities UK Bond Fund A Accumulation units were sold on 27th June 2022.

WIMBLEDON ENDOWED ALMSHOUSE CHARITY
(Registered Charity No. 203891)

Notes to the Accounts Continued

	2022	2021
10. Debtors		
Debtors	2,093	1,085
Prepayments and accrued income	333	
	2,426	1,085

11. Creditors falling due within one year

Accruals and deferred income	8,275	2,715
Other creditors		
	8,275	2,715

12. Funds

a) Funds Held:

Permanent Endowment Fund	The capital of this fund may not be spent but the income arising may be used for general purposes.
Extraordinary Repair Fund	For future major expenditure to repair and maintain the property.

b) Movements on Funds:

	Balance 01/01/2022	Income	Expenditure	Transfers	Gain/Loss on Investments	Balance 31/12/2022
Unrestricted Funds:						
General Accumulated Fund	140,058	152,175	81,692	-149,862		60,679
Designated Funds						
Extraordinary Repair Fund	300,000		121,753	149,862	-28,109	300,000
Endowment Fund	19,421				-3,993	15,428
	459,479	152,175	203,445	-	-32,102	376,107

The Extraordinary Repair Fund has been increased to £300,000 by a transfer from the General Accumulated Fund .

WIMBLEDON ENDOWED ALMSHOUSE CHARITY

England & Wales - Charity number 203891

Accounts

WIMBLEDON ENDOWED ALMSHOUSE CHARITY

(Registered Charity No. 203891)

ANNUAL REPORT AND ACCOUNTS 2021

WIMBLEDON ENDOWED ALMSHOUSE CHARITY
(Registered Charity No. 203891)

ANNUAL REPORT

FOR THE YEAR ENDED 31ST DECEMBER 2021

Charity Name and Number

Wimbledon Endowed Almshouse Charity
Registered Charity number 203891

Charity's principal address

60 Camp Road, Wimbledon, London SW19 4UN

Structure, Governance and Management

Wimbledon Endowed Almshouse Charity is a trust instituted by a Declaration of Trust dated 24 October 1838. This governing document has been amended by Schemes of 21 April 1965, 6 December 1965 and 13th April 1966. A further amendment was made on 25 January 2019.

On 8 November 2018, the Charity Commission approved the appointment of Wimbledon Endowed Almshouse Trustee Limited (company number 11522143) as sole corporate trustee of the charity. All of the charity's assets are held by the company (on trust for the charity) whereas previously they were held in trust by individual trustees.

The directors of Wimbledon Endowed Almshouse Trustee Limited are:

Mr BR Hamilton
Mrs A Birrell
Mrs AC Neilson
Mrs B Elks
Mrs W Ziegler
Dr RW Evans
Mr DAR Broad
Mrs A Vernell

The charity is a member of The Almshouse Association.

Objectives and Activities

The objects of the charity as set out in its governing documents are:

Maintenance and repair of almshouses for poor aged and infirm persons of good character who are resident in the area of the former Borough of Wimbledon, for the benefit of existing pensioners of the charities and thereafter for the benefit of the almspeople as the trustee thinks fit.

The charity provides 26 unfurnished flats and bungalows at Camp Road, Wimbledon which are specially designed with the needs of older people in mind. The aim is to provide convenient and comfortable accommodation in a setting which allows residents to come and go as they please. It provides security and residents are encouraged to make friends and share a wider social life through use of a communal lounge. There is a resident Manager who can help quickly in the case of an emergency. It is the policy of the Trustee that new residents should normally be of limited means.

When planning activities including the selection of new residents, the Trustee has had regard to the Charity Commission guidance on public benefit.

WIMBLEDON ENDOWED ALMSHOUSE CHARITY
(Registered Charity No. 203891)

ANNUAL REPORT
(Continued)

Achievements and Performance

With the relaxation of the Covid 19 restrictions, it has been possible for more social events for the residents to be held and, during the warmer months, residents were able to make good use of the gardens to meet outside informally. The gardens have been improved with help from the manager and the residents, with some new furniture being provided.

The weekly contributions paid by residents to cover the cost of maintenance and heating increased from £105 to 1st January 2021 £107 per week with effect from 1st January 2021. The weekly contribution increased to £110 per week with effect from 1st January 2022.

Two flats and one bungalow fell vacant during the year and new residents have moved in. The three properties were refurbished during the vacancies. The bathrooms of two of the flats were replaced during the year.

Financial Review

Expenditure exceeded income by £37,076 during 2021. The Extraordinary Repair Fund (ERF) is maintained by the trustee to meet the cost of repairs and maintenance. Surpluses on general income and expenditure each year are set aside with the aim of having reserves of £300,000 available to meet future major expenditure on repairs. The Almshouse Association make recommendations of the annual amounts which should be set aside each year and the trustee has had regard to the suggested amount in setting the level of contributions from residents.

Investment policy: The aims are twofold. Firstly, within appropriate risk parameters, to invest the majority of the ERF and available unrestricted reserves in assets which have the potential to appreciate in value over the long term. Secondly to invest a proportion of the funds in assets, which will maintain their value, but not necessarily appreciate, and which may be realised at short notice to meet unexpected requirements. The reserves have been invested in BlackRock Charities UK Bond Fund A Accumulation units, BlackRock Charities UK Equity Fund A Accumulation units and COIF Charities Investment Fund Income units. In October 2020, £65,000 was invested in the COIF Charities Fixed Interest Fund. Further details of the investments are set out in Note 9 of the accounts.

Reserves Policy: The trustee's policy is to maintain total reserves between 1.5 and 3 times annual income. At 31st December 2021 the reserves marginally exceeded the upper level of this range. The trustee does not consider the excess to be sufficiently material to warrant correcting action but will keep the position under review.

Notwithstanding the world-wide economic effects of the pandemic and current geopolitical tensions on the global economy, the trustee considers that the Charity's available liquid resources are sufficient for its current activities.

WIMBLEDON ENDOWED ALMSHOUSE CHARITY
(Registered Charity No. 203891)

ANNUAL REPORT
(Continued)

Risk Management

The trustee maintains effective financial management to ensure successful implementation of activities and assure appropriate expenditure for projects in line with the charity's objectives. The trustee keeps under review the finances of the charity, including cash flow and reserves, at the quarterly trustees meeting and monitors the activities of the charity in relation to the charitable objects. Watchful of the charity's reputation the trustee is minded to take all steps to ensure that the reputation is protected through appropriate activities whilst recognising that some risk is necessary to achieve its mission. The charity has a risk management matrix which is reviewed annually by the trustee; or more often, if circumstances change.

Declaration

The directors of Wimbledon Endowed Almshouse Trustee Limited declare that they have approved the trustee's report above.

Signed on behalf of the charity's trustee:

Mr Barry Hamilton
Director

Mrs Alison Neilson
Director

Date: 7th April 2022

INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS

Report to the trustee of Wimbledon Endowed Almshouse Charity on the accounts for the year ended 31st December 2021 set out on pages 6 to 11.

Respective responsibilities of the trustee and the examiner

The charity's trustee is responsible for the preparation of the accounts. The charity's trustee considers that an audit is not required for this year (under section 144(2) of the Charities Act 2011 (the Act)) and that an independent examination is needed.

It is my responsibility to

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

Basis of independent examiner's statement

My examination was carried out in accordance with 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 seeking explanations from the trustee 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 on whether the accounts show "a true and fair view" and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In the course of 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 proper 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 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.

Heather Cheesman FCA
104 Stockbridge Road
Chichester
W. Sussex
PO19 8QP

Date 18th October 2022

WIMBLEDON ENDOWED ALMSHOUSE CHARITY
(Registered Charity No. 203891)

**Statement of Financial Activities
Year ended 31st December 2021**

	Note	Unrestricted Funds £	2021 Endowment Funds £	Total £	2020 Total £
Income from:					
Charitable activities	3	137,883		137,883	137,081
Investment income	3	5,801		5,801	4,183
Total income		143,684		143,684	141,264
Expenditure on:					
Charitable activities	4	180,760		180,760	102,966
Total expenditure		180,760		180,760	102,966
Net income (expenditure) before gains and losses on investment assets		(37,076)		(37,076)	38,298
Net gains and losses on investment assets					
Realised					
Unrealised		31,082	(1,406)	29,676	4,156
Net income (expenditure) before transfers		(5,994)	(1,406)	(7,400)	42,454
Gross transfers between funds					
Net movement in funds		(5,994)	(1,406)	(7,400)	42,454
Total funds brought forward		446,052	20,827	466,879	424,425
Total funds carried forward		440,058	19,421	459,479	466,879

The notes on pages 8 to 11 form part of these accounts

WIMBLEDON ENDOWED ALMSHOUSE CHARITY
(Registered Charity No. 203891)

Balance Sheet at 31st December 2021

	Note	Unrestricted Funds £	2021 Endowment Funds £	Total £	2020 Total £
Fixed Assets					
Tangible assets	8	1		1	1
Investments	9	399,279	19,421	418,700	389,024
		399,280	19,421	418,701	389,025
Current Assets					
Debtors	10	1,085		1,085	407
Deposit Account		30,899		30,899	25,732
Cash at bank and in hand		14,782		14,782	54,430
		46,766		46,766	80,569
Current Liabilities					
Creditors falling due within one year	11	5,988		5,988	2,715
Net Current Assets		40,778		40,778	77,854
Net Assets		440,058	19,421	459,479	466,879
Funds of the Charity					
Unrestricted funds	12	140,058		140,058	146,052
Designated Funds	12	300,000		300,000	300,000
Endowment Funds	12		19,421	19,421	20,827
Total Funds		440,058	19,421	459,479	466,879

The notes on pages 8 to 11 form part of these accounts

Signed on behalf of the trustee by:

B Hamilton

AC Neilson

WIMBLEDON ENDOWED ALMSHOUSE CHARITY
(Registered Charity No. 203891)

Notes to the Accounts

1. Basis of Preparation

The accounts have been prepared in accordance with Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with FRS 102 and with the Charities Act 2011. The accounts have been prepared under the historical cost convention, except for the revaluation of investments. Wimbledon Endowed Almshouse Charity is a public benefit entity within the meaning of FRS102.

2. Accounting Policies

The principal accounting policies, consistent with prior years, are set out below:

Income is included in the Statement of Financial Activities (SOFA) when:

- the charity becomes entitled to the income;
- the trustee is virtually certain that it will receive the income; and
- the monetary value can be measured with sufficient certainty.

Where income has related expenditure, the income and related expenditure are reported gross in the SOFA.

Grants and donations are included in the SOFA only when the charity has unconditional entitlement to the resources. Donated services and facilities are included in incoming resources (with an equivalent amount of resources expended) only where the benefit to the charity is reasonably quantifiable, measurable and material. The value placed on this income is the estimated value to the charity of the service or facility received. The value of voluntary help is not included in the accounts but is not considered material.

Investment income is included in the accounts when receivable. Investment gains and losses include any gain or loss on the sale of investments and any gain or loss resulting from the revaluing investments to market value at the end of the year.

Tangible fixed assets are measured at cost less accumulated depreciation, except in the case of the freehold land and buildings (see note 8). Financial instruments comprising debtors and creditors, cash and deposits are measured at the cash amount expected to be received or paid, as appropriate. Financial instruments comprising listed investments are measured at their market value.

Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to pay out.

3. Analysis of Income

	Unrestricted Funds £	2021 Endowment Funds £	Total £	2020 Total £
Income from charitable activities				
Weekly maintenance charges	128,922		128,922	126,637
Weekly heating charges	7,660		7,660	10,444
Donations	1,301		1,301	
	137,883		137,883	137,081
Investment income				
Dividend income	4,050		4,050	4,019
Fixed interest income	1,748		1,748	
Deposit interest	3		3	164
	5,801		5,801	4,183
Total Income	143,684		143,684	141,264

WIMBLEDON ENDOWED ALMSHOUSE CHARITY
(Registered Charity No. 203891)

Notes to the Accounts Continued

4. Analysis of Expenditure

	Unrestricted Funds	2021 Endowment Funds	Total	2020 Total
	£	£	£	£
Charitable activities				
Salaries	19,459		19,459	10,499
Central heating	11,959		11,959	11,878
General maintenance	21,040		21,040	12,579
Garden maintenance	28,931		28,931	11,039
Water rates	5,196		5,196	3,821
Electricity	2,070		2,070	2,825
Telephone and broadband	365		365	235
Insurance	3,648		3,648	3,725
Cleaning	4,409		4,409	4,097
Sundry expenses	714		714	708
Council tax	2,384		2,384	1,064
Extraordinary repairs (see note 5)	79,544		79,544	33,545
Legal and professional expenses			-	4,200
Recruitment			-	928
Subscriptions	305		305	291
Printing, postage and stationery	140		140	248
Bank charges	96		96	284
Independent examination	500		500	1,000
Total Expenditure	180,760		180,760	102,966

Support costs included in total expenditure on charitable activities amounted to governance costs of £513 (2020 £1,013 which included legal costs incurred in relation to the establishment of the corporate trustee).

5. Extraordinary repairs

Refurbishment of flats/bungalow following vacancies	60,160	60,160	12,077
Renewal of Community room roof			5,700
Replacement of hallway floors			4,681
Refurbishment of manager's bungalow			11,087
Replacement of bathrooms	19,384	19,384	
	79,544	79,544	33,545

6. Related party transactions

In 2021, two directors of the corporate trustee were reimbursed expenses totalling £128 for digital communication, printing, postage and stationery . (2020- £217) No other payments or expenses were paid to any other directors, persons closely connected with them or related parties. No director of the corporate trustee has been paid any remuneration or received any other benefits from the charity, or any institution or company connected with it.

WIMBLEDON ENDOWED ALMSHOUSE CHARITY
(Registered Charity No. 203891)

Notes to the Accounts Continued

	2021	2020
	£	£
7. Staff Costs		
Gross wages	18,191	9,722
Employer's National Insurance Class 1A	158	218
Pension contributions by employer	1,110	559
Benefits	1,850	972
	21,309	11,471

The corporate trustee employs a part-time manager who is provided with self contained accomodation at 60 Camp Road, Wimbledon. The corporate trustee also employs one of the residents to test the smoke alarms each week and, during the absence for the manager, to open the Community Room . The corporate trustee has enrolled with National Employment Savings Trust (NEST) to provide an opportunity for employees to participate in a pension scheme as required by the Pensions Act 2008.

8. Fixed Assets

The original cost of fixed assets, comprising the freehold land buildings at Camp Road, Wimbledon is unknown. The trustee regards the asset as fully depreciated and recognise it at a nominal value of £1. For insurance purposes, the buildings are valued at £4,063,975.

9. Investments

	Market Value 01/01/2021	Purchase/ Sale	Gain/Loss	Market Value 31/12/2021
Permanent Endowment Fund				
10,572.173 units of BlackRock Charities UK Bond Fund A	20,827		-1,406	19,421
Income units (formerly Charinco Distribution units)	20,827		-1,406	19,421
Unrestricted and Designated Funds				
788.957 units of BlackRock Charities UK Bond Fund A	43,385		-1,602	41,783
Accumulation units (formerly Charinco Accumulation Units)				
6987.981 units BlackRock Charities UK Equity Fund A	143,253		20,475	163,728
Accumulation Fund units (formerly Charishare Accumulation Units)				
6458.94 COIF Investment Fund Income units	116,334		16,503	132,837
45874.80 COIF Charities Fixed Interest Fund units	65,225		-4,294	60,931
	368,197		31,082	399,279

In December 2019, the investments held with BlackRock were converted from Common Investment Funds (CIFs) to new Charity Authorised Investment Funds (CAIFs) and the names of the funds were changed accordingly.

On 22nd October 2020 £65,000 was invested in COIF Charities Fixed Interest Fund units.

WIMBLEDON ENDOWED ALMSHOUSE CHARITY
(Registered Charity No. 203891)

Notes to the Accounts Continued

	2021	2020
10. Debtors		
Debtors	1,085	307
Prepayments and accrued income		
Interest free loan to beneficiary of charity		100
	1,085	407

11. Creditors falling due within one year

Accruals and deferred income	5,988	2,715
Other creditors		
	5,988	2,715

12. Funds

- a) Funds Held:
- | | |
|---------------------------|--|
| Permanent Endowment Fund | The capital of this fund may not be spent but the income arising may be used for general purposes. |
| Extraordinary Repair Fund | For future major expenditure to repair and maintain the property. |

b) Movements on Funds:

	Balance 01/01/2021	Income	Expenditure	Transfers	Gain/Loss on Investments	Balance 31/12/2021
Unrestricted Funds:						
General Accumulated Fund	146,052	143,684	101,216	-48,462		140,058
Designated Funds						
Extraordinary Repair Fund	300,000		79,544	48,462	31,082	300,000
Endowment Fund	20,827				-1,406	19,421
	466,879	143,684	180,760	-	29,676	459,479

The Extraordinary Repair Fund has been increased to £300,000 by a transfer from the General Accumulated Fund .

WIMBLEDON ENDOWED ALMSHOUSE CHARITY

England & Wales - Charity number 203891

Accounts

WIMBLEDON ENDOWED ALMSHOUSE CHARITY

(Registered Charity No. 203891)

ANNUAL REPORT AND ACCOUNTS 2020

WIMBLEDON ENDOWED ALMSHOUSE CHARITY
(Registered Charity No. 203891)

ANNUAL REPORT

FOR THE YEAR ENDED 31ST DECEMBER 2020

Charity Name and Number

Wimbledon Endowed Almshouse Charity
Registered Charity number 203891

Charity's principal address

60 Camp Road, Wimbledon, London SW19 4UN

Structure, Governance and Management

Wimbledon Endowed Almshouse Charity is a trust instituted by a Declaration of Trust dated 24 October 1838. This governing document has been amended by Schemes of 21 April 1965, 6 December 1965 and 13th April 1966. A further amendment was made on 25 January 2019.

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Mr BR Hamilton
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Mrs AC Neilson
Mrs B Elks
Mrs W Ziegler
Dr RW Evans
Mr DAR Broad
Mrs A Vernell

The charity is a member of The Almshouse Association.

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The objects of the charity as set out in its governing documents are:

Maintenance and repair of almshouses for poor aged and infirm persons of good character who are resident in the area of the former Borough of Wimbledon, for the benefit of existing pensioners of the charities and thereafter for the benefit of the almspeople as the trustee thinks fit.

The charity provides 26 unfurnished flats and bungalows at Camp Road, Wimbledon which are specially designed with the needs of older people in mind. The aim is to provide convenient and comfortable accommodation in a setting which allows residents to come and go as they please. It provides security and residents are encouraged to make friends and share a wider social life through use of a communal lounge. There is a resident Manager who can help quickly in the case of an emergency. It is the policy of the Trustee that new residents should normally be of limited means.

When planning activities including the selection of new residents, the Trustee has had regard to the Charity Commission guidance on public benefit.

WIMBLEDON ENDOWED ALMSHOUSE CHARITY
(Registered Charity No. 203891)

ANNUAL REPORT
(Continued)

Achievements and Performance

The directors are delighted to have appointed Ms Chantell Bishop as Manager from 1st August 2020, following the sudden death of Sally Carter on 13th February 2020.

The directors managed the Almshouses for over 5 months without having the assistance of a manager, with only essential visits to the property and online meetings. The payment of Weekly Maintenance Contributions in person every week ceased and residents largely paid directly to the bank. The Covid 19 pandemic meant that it took longer to fill vacant flats and to appoint a manager. It was not possible for social events to be organised because of the Covid 19 restrictions but, during the warmer months, residents were able to make good use of the gardens to meet outside informally. Shortly after the start of the lockdown, additional cleaning was arranged to minimise the risks of transmission the virus in the Community Room and from the use of the communal washing machine. Sanitiser dispensers were installed in each hallway and in the entrance to the Community Room under a contract with PHS at a cost of £1,460 per annum.

The weekly contributions paid by residents to cover the cost of maintenance and heating remained at £105 at 1st January 2020, but the contribution has been increased to £107 per week with effect from 1st January 2021.

One flat fell vacant during the year and new residents have moved into this flat, and the one which was vacant at the end of 2019. A further flat fell vacant in December 2020. At the date of this report, we are awaiting the appointment of a new resident to occupy this flat. The kitchen of one of the vacant flats was refurbished before a new resident moved in. The hallway floors were recovered and the Community Room roof was replaced. The Manager's bungalow was redecorated following some renewal of the electrical wiring. New carpets and some other new furnishings and equipment were also provided.

Financial Review

Income exceeded expenditure by £38,298 during 2020. The Extraordinary Repair Fund (ERF) is maintained by the trustee to meet the cost of repairs and maintenance. Surpluses on general income and expenditure each year are set aside with the aim of having reserves of £300,000 available to meet future major expenditure on repairs. The Almshouse Association make recommendations of the annual amounts which should be set aside each year and the trustee has had regard to the suggested amount in setting the level of contributions from residents.

Investment policy: The aims are twofold. Firstly, within appropriate risk parameters, to invest the majority of the ERF and available unrestricted reserves in assets which have the potential to appreciate in value over the long term. Secondly to invest a proportion of the funds in assets, which will maintain their value, but not necessarily appreciate, and which may be realised at short notice to meet unexpected requirements. The reserves have been invested in BlackRock Charities UK Bond Fund A Accumulation units, BlackRock Charities UK Equity Fund A Accumulation units and COIF Charities Investment Fund Income units. In October 2020, £65,000 was invested in the COIF Charities Fixed Interest Fund. Further details of the investments are set out in Note 9 of the accounts.

Reserves Policy: The trustee's policy is to maintain total reserves between 1.5 and 3 times annual income. At 31st December 2020 the reserves marginally exceeded the upper level of this range. The trustee does not consider the excess to be sufficiently material to warrant correcting action but will keep the position under review.

Notwithstanding the world-wide economic effects of the pandemic on the global economy, the trustee considers that the Charity's available liquid resources are sufficient for its current activities.

WIMBLEDON ENDOWED ALMSHOUSE CHARITY
(Registered Charity No. 203891)

ANNUAL REPORT
(Continued)

Risk Management

The trustee maintains effective financial management to ensure successful implementation of activities and assure appropriate expenditure for projects in line with the charity's objectives. The trustee keeps under review the finances of the charity, including cash flow and reserves, at the quarterly trustees meeting and monitors the activities of the charity in relation to the charitable objects. Watchful of the charity's reputation the trustee is minded to take all steps to ensure that the reputation is protected through appropriate activities whilst recognising that some risk is necessary to achieve its mission. The charity has a risk management matrix which is reviewed annually by the trustee; or more often, if circumstances change.

Declaration

The directors of Wimbledon Endowed Almshouse Trustee Limited declare that they have approved the trustee's report above.

Signed on behalf of the charity's trustee:

Mr Barry Hamilton
Director

Mrs Alison Neilson
Director

Date: 15th April 2021

INDEPENDENT EXAMINER'S REPORT ON THE ACCOUNTS

Report to the trustee of Wimbledon Endowed Almshouse Charity on the accounts for the year ended 31st December 2020 set out on pages 6 to 11.

Respective responsibilities of the trustee and the examiner

The charity's trustee is responsible for the preparation of the accounts. The charity's trustee considers that an audit is not required for this year (under section 144(2) of the Charities Act 2011 (the Act)) and that an independent examination is needed.

It is my responsibility to

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

Basis of independent examiner's statement

My examination was carried out in accordance with 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 seeking explanations from the trustee 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 on whether the accounts show "a true and fair view" and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In the course of 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 proper 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 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.

Heather Cheesman FCA
104 Stockbridge Road
Chichester
W. Sussex
PO19 8QP

Date 21st September 2021

WIMBLEDON ENDOWED ALMSHOUSE CHARITY
(Registered Charity No. 203891)

**Statement of Financial Activities
Year ended 31st December 2020**

	Note	Unrestricted Funds £	2020 Endowment Funds £	Total £	2019 Total £
Income from:					
Charitable activities	3	137,081		137,081	135,101
Investment income	3	4,183		4,183	4,469
Total income		141,264		141,264	139,570
Expenditure on:					
Charitable activities	4	102,966		102,966	105,519
Total expenditure		102,966		102,966	105,519
Net income (expenditure) before gains and losses on investment assets		38,298		38,298	34,051
Net gains and losses on investment assets					
Realised					
Unrealised		3,480	676	4,156	48,163
Net income (expenditure) before transfers		41,778	676	42,454	82,214
Gross transfers between funds					
Net movement in funds		41,778	676	42,454	82,214
Total funds brought forward		404,274	20,151	424,425	342,211
Total funds carried forward		446,052	20,827	466,879	424,425

The notes on pages 8 to 11 form part of these accounts

WIMBLEDON ENDOWED ALMSHOUSE CHARITY
(Registered Charity No. 203891)

Balance Sheet at 31st December 2020

	Note	Unrestricted Funds £	2020 Endowment Funds £	Total £	2019 Total £
Fixed Assets					
Tangible assets	8	1		1	1
Investments	9	368,197	20,827	389,024	318,868
		368,198	20,827	389,025	318,869
Current Assets					
Debtors	10	407		407	1,150
Deposit Account		25,732		25,732	62,219
Cash at bank and in hand		54,430		54,430	44,930
		80,569		80,569	108,299
Current Liabilities					
Creditors falling due within one year	11	2,715		2,715	3,743
Net Current Assets		77,854		77,854	104,556
Net Assets		446,052	20,827	466,879	423,425
Funds of the Charity					
Unrestricted funds	12	146,052		146,052	104,274
Designated Funds	12	300,000		300,000	300,000
Endowment Funds	12		20,827	20,827	20,151
Total Funds		446,052	20,827	466,879	424,425

The notes on pages 8 to 11 form part of these accounts

Signed on behalf of the trustee by:

B Hamilton

AC Neilson

WIMBLEDON ENDOWED ALMSHOUSE CHARITY
(Registered Charity No. 203891)

Notes to the Accounts

1. Basis of Preparation

The accounts have been prepared in accordance with Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102), with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with FRS 102 and with the Charities Act 2011. The accounts have been prepared under the historical cost convention, except for the revaluation of investments. Wimbledon Endowed Almshouse Charity is a public benefit entity within the meaning of FRS102.

2. Accounting Policies

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Income is included in the Statement of Financial Activities (SOFA) when:

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Where income has related expenditure, the income and related expenditure are reported gross in the SOFA.

Grants and donations are included in the SOFA only when the charity has unconditional entitlement to the resources. Donated services and facilities are included in incoming resources (with an equivalent amount of resources expended) only where the benefit to the charity is reasonably quantifiable, measurable and material. The value placed on this income is the estimated value to the charity of the service or facility received. The value of voluntary help is not included in the accounts but is not considered material.

Investment income is included in the accounts when receivable. Investment gains and losses include any gain or loss on the sale of investments and any gain or loss resulting from the revaluing investments to market value at the end of the year.

Tangible fixed assets are measured at cost less accumulated depreciation, except in the case of the freehold land and buildings (see note 8). Financial instruments comprising debtors and creditors, cash and deposits are measured at the cash amount expected to be received or paid, as appropriate. Financial instruments comprising listed investments are measured at their market value.

Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to pay out resources.

3. Analysis of Income

	Unrestricted Funds	2020 Endowment Funds	Total	2019 Total
	£	£	£	£
Income from charitable activities				
Weekly maintenance charges	126,637		126,637	124,293
Weekly heating charges	10,444		10,444	10,808
	137,081		137,081	135,101
Investment income				
Dividend income	4,019		4,019	4,129
Deposit interest	164		164	340
	4,183		4,183	4,469
Total Income	141,264		141,264	139,570

WIMBLEDON ENDOWED ALMSHOUSE CHARITY
(Registered Charity No. 203891)

Notes to the Accounts Continued

4. Analysis of Expenditure

	Unrestricted Funds	2020 Endowment Funds	Total	2019 Total
	£	£	£	£
Charitable activities				
Salaries	10,499		10,499	19,588
Central heating	11,878		11,878	13,975
General maintenance	12,579		12,579	15,493
Garden maintenance	11,039		11,039	7,060
Water rates	3,821		3,821	3,542
Electricity	2,825		2,825	1,701
Telephone	235		235	417
Insurance	3,725		3,725	3,640
Cleaning	4,097		4,097	1,920
Sundry expenses	708		708	609
Council tax	1,064		1,064	1,918
Extraordinary repairs (see note 5)	33,545		33,545	32,316
Legal and professional expenses	4,200		4,200	2,270
Recruitment	928		928	
Subscriptions	291		291	
Printing, postage and stationery	248		248	56
Bank charges	284		284	514
Independent examination	1,000		1,000	500
Total Expenditure	102,966		102,966	105,519

Support costs included in total expenditure on charitable activities amounted to governance costs of £1,013 (2019 £531 which included legal costs incurred in relation to the establishment of the corporate trustee) .

5. Extraordinary repairs

Refurbishment of flat on vacancy	12,077	12,077	
Renewal of Community room roof	5,700	5,700	
Replacement of hallway floors	4,681	4,681	
Refurbishment of manager's bungalow	11,087	11,087	
Installation of electric heating			4,420
Kitchen refurbishment			17,096
Resurfacing of the driveway			10,800
	33,545	33,545	32,316

6. Related party transactions

In 2020, two directors of the corporate trustee were reimbursed printing, postage and stationery expenses amounting to a total of £217. (2019- £56) No other payments or expenses were paid to any other directors, persons closely connected with them or related parties. No director of the corporate trustee has been paid any remuneration or received any other benefits from the charity, or any institution or company connected with it.

WIMBLEDON ENDOWED ALMSHOUSE CHARITY
(Registered Charity No. 203891)

Notes to the Accounts Continued

	2020	2019
	£	£
7. Staff Costs		
Gross wages	9,722	18,270
Employer's National Insurance Class 1A	218	242
Pension contributions by employer	559	1,080
Benefits	972	1,800
	11,471	21,392

The corporate trustee employs a part-time manager who is provided with self contained accomodation at 60 Camp Road, Wimbledon. Following the sudden death of Sally Carter, Chantell Bishop was appointed as manager on 1st August 2020. The corporate trustee also employs one of the residents to test the smoke alarms each week and, during the vacancy for the manager, to open the Community Room . The corporate trustee has enrolled with National Employment Savings Trust (NEST) to provide an opportunity for employees to participate in a pension scheme as required by the Pensions Act 2008.

8. Fixed Assets

The original cost of fixed assets, comprising the freehold land buildings at Camp Road, Wimbledon is unknown. The trustee regards the asset as fully depreciated and recognise it at a nominal value of £1. For insurance purposes, the buildings are valued at £4,063,975.

9. Investments

	Market Value 01/01/2020	Purchase/ Sale	Gain/Loss	Market Value 31/12/2020
Permanent Endowment Fund				
10,572.173 units of BlackRock Charities UK Bond Fund A	20,151		676	20,827
Income units (formerly Charinco Distribution units)	20,151		676	20,827
Unrestricted and Designated Funds				
788.957 units of BlackRock Charities UK Bond Fund A	40,624		2,761	43,385
Accumulation units (formerly Charinco Accumulation Units)				
6987.981 units BlackRock Charities UK Equity Fund A	149,752		-6,499	143,253
Accumulation Fund units (formerly Charishare Accumulation Units)				
6458.94 COIF Investment Fund Income units	109,341		6,993	116,334
45874.80 COIF Charities Fixed Interest Fund units		65,000	225	65,225
	299,717	65,000	3,480	368,197

In December 2019, the investments held with BlackRock were converted from Common Investment Funds (CIFs) to new Charity Authorised Investment Funds (CAIFs) and the names of the funds were changed accordingly.

On 22nd October 2020 £65,000 was invested in COIF Charities Fixed Interest Fund units.

WIMBLEDON ENDOWED ALMSHOUSE CHARITY
(Registered Charity No. 203891)

Notes to the Accounts Continued

	2020	2019
10. Debtors		
Debtors	307	800
Prepayments and accrued income		
Interest free loan to beneficiary of charity	100	350
	407	1,150

11. Creditors falling due within one year

Accruals and deferred income	2,715	3,743
Other creditors		
	2,715	3,743

12. Funds

- a) Funds Held:
- | | |
|---------------------------|--|
| Permanent Endowment Fund | The capital of this fund may not be spent but the income arising may be used for general purposes. |
| Extraordinary Repair Fund | For future major expenditure to repair and maintain the property. |

b) Movements on Funds:

	Balance 01/01/2020	Income	Expenditure	Transfers	Gain/Loss on Investments	Balance 31/12/2020
Unrestricted Funds:						
General Accumulated Fund	104,274	141,264	69,421	-30,065		146,052
Designated Funds						
Extraordinary Repair Fund	300,000		33,545	30,065	3,480	300,000
Endowment Fund	20,151				676	20,827
	424,911	141,264	102,966	-	4,156	466,879

The Extraordinary Repair Fund has been increased to £300,000 by a transfer from the General Accumulated Fund .