

**THE BRIGSTOCKE ALMSHOUSES**  
**REPORT OF THE TRUSTEES AND**  
**UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 MAY 2021**

THE BRIGSTOCKE ALMSHOUSES (REGISTERED CHARITY NO: 203960)

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FOR THE YEAR ENDED 31 MAY 2021**

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**THE BRIGSTOCKE ALMSHOUSES**

**CHARITY INFORMATION  
FOR THE YEAR ENDED 31 MAY 2021**

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<b>TRUSTEES</b>	Adrian Axford Steven Sheridan Andrea Smith Anthony Bicknell Janis Mundell Janet Raby Alois Temel	(deceased 11 March 2021) (appointed 11 June 2021)
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<b>ADDRESS</b>	4A Wood Street Ryde Isle of Wight PO33 2DH
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<b>REGISTERED CHARITY NUMBER</b>	203960
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<b>GOVERNING DOCUMENT</b>	Deed of Trust dated 10 September 1891
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<b>INDEPENDENT EXAMINERS</b>	Bright Brown Limited Chartered Accountants Exchange House St. Cross Lane Newport Isle of Wight PO30 5BZ
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<b>BANKERS</b>	Lloyds TSB Bank PLC 35 Union Street Ryde Isle of Wight PO33 2HL
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**REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31 MAY 2021**

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The trustees present their report together with the financial statements of the charity for the year ended 31 May 2021. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice (SORP FRS102).

The legal and administrative information set out on page 1 forms part of this report.

**CONSTITUTION, OBJECTS AND AIMS**

The Brigstocke Almsouses is a registered charity, No. 203960. The charity's deed of trust was adopted on 10 September 1891.

The object of the charity is that of providing housing for 6 elderly females, who must be residents of the Parish of Ryde (former Parish of Newchurch) and be "poor and of good repute" and "being members of the Church of England or dissenters therefrom".

**FINANCIAL REVIEW**

Occupancy has continued to remain high, with only one, short, void during the year, giving a favourable cash-flow on normal activities. Once again, the Trustees have continued their programme of upgrading the building, spending over £12,000 on repairs. Despite market fluctuations, we still have a satisfactory balance on our investment account, considering the progress we have made in refurbishing the building over the past few years.

**STATEMENT OF TRUSTEES' RESPONSIBILITIES**

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with Statements of Recommended Practice and the regulations made under the Charities Act 2011. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**RESERVES POLICY**

The Trustees policy is to try to hold sufficient reserves to ensure any emergency repairs can be carried out without delay. A large part of the current reserves will be used to finance the comprehensive five year maintenance programme indicated from the quinquennial inspection, however the Trustees believe that sufficient funds are held to finance these repairs and to ensure any emergency repairs could still be carried out as necessary.

Approved by the trustees and signed on their behalf by:



.....  
S Sheridan - Trustee

Date: 13 December 2021

**INDEPENDENT EXAMINER'S REPORT  
FOR THE YEAR ENDED 31 MAY 2021**

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I report on the accounts of the charity for the year ended 31 May 2021, which are set out on pages 4-6.

**RESPECTIVE RESPONSIBILITIES OF THE TRUSTEES AND EXAMINER**

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

It is the examiners responsibility to:

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

**BASIS OF INDEPENDENT EXAMINER'S REPORT**

My examination was carried out in accordance with the general directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

**INDEPENDENT EXAMINER'S STATEMENT**

In connection with my examination, no matter has come to my attention:

- 1 which gives me reasonable cause to believe that in any material respect the requirements:
  - to keep accounting records in accordance with section 130 of the 2011 Act; and
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 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.



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Mark Paxton FCCA  
Bright Brown Limited  
Exchange House  
St. Cross Lane  
Newport, Isle of Wight  
PO30 5BZ

Date: 22 December 2021



**RECEIPTS AND PAYMENTS ACCOUNT**  
**FOR THE YEAR ENDED 31 MAY 2021**

	Unrestricted Funds £	Endowment Funds £	Total 2021 £	Total 2020 £
<b>RECEIPTS</b>				
Maintenance charges	24,498	-	24,498	27,390
Investment income	304	4,622	4,926	4
Other Income			-	-
Donations	500	-	500	500
<b>TOTAL RECEIPTS</b>	<b>25,302</b>	<b>4,622</b>	<b>29,924</b>	<b>27,894</b>
<b>PAYMENTS</b>				
Investment loss	-	-	-	2,446
Entertainment	-	-	-	201
Light, heat and water	322	-	322	100
Council tax	2,646		2,646	24
Insurance	1,284	-	1,284	1,201
Building repairs and gardening	12,988	-	12,988	13,859
Printing, postage and stationery	184	-	184	147
Subscriptions	182	-	182	179
Independent examiners remuneration	444	-	444	438
Professional fees	-	-	-	-
Misc expenses	82		82	
Gifts and grants to individuals	400	-	400	510
	<b>18,532</b>	<b>-</b>	<b>18,532</b>	<b>19,105</b>
<b>ASSETS AND INVESTMENT PURCHASES</b>				
BlackRock charities investment transfer	(4,622)	4,622	-	-
BlackRock charities dividends re-invested	-	-	-	-
	<b>(4,622)</b>	<b>4,622</b>	<b>-</b>	<b>-</b>
<b>TOTAL PAYMENTS</b>	<b>13,910</b>	<b>4,622</b>	<b>18,532</b>	<b>19,105</b>
<b>NET INCREASE/(DECREASE) IN CASH FUNDS</b>	<b>11,392</b>	<b>0</b>	<b>11,392</b>	<b>8,789</b>
<b>NET MOVEMENTS IN CASH RESERVES</b>				
Cash funds brought forward	50,760	-	50,760	41,971
Net movement in reserves	11,392	0	11,392	8,789
<b>CASH FUNDS CARRIED FORWARD</b>	<b>62,152</b>	<b>0</b>	<b>62,152</b>	<b>50,760</b>

The notes on page 6 form part of these accounts.

**STATEMENT OF ASSETS AND LIABILITIES  
AS AT 31 MAY 2021**

	<b>Unrestricted Funds 2021 £</b>	<b>Unrestricted Funds 2020 £</b>
<b>CASH FUNDS</b>		
Current account	22,461	15,996
COIF charities deposit account	584	584
United Trust account	10,303	10,000
	<u>33,348</u>	<u>26,580</u>
	<b>Current Value £</b>	<b>Current Value £</b>
<b>INVESTMENT ASSETS</b>		
BlackRock Charities Charishare Common Investment Fund Accumulation	-	-
Cyclical maintenance fund	-	-
Extraordinary repair fund	-	-
General fund	24,341	20,435
Permanent endowment	4,461	3,745
	<u>28,802</u>	<u>24,180</u>
	<b>Current Value £</b>	<b>Current Value £</b>
<b>ASSETS RETAINED FOR THE CHARITY'S OWN USE</b>		
Land together with six almshouses and offices (Insurance valuation 2021)	<u>619,030</u>	<u>601,000</u>

The notes on page 6 form part of these accounts.

Approved by the Board of Trustees on **13 December 2021** and signed on its behalf by:



S Sheridan - Trustee

**NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 MAY 2021**

	As at 01 June 2020 £	Incoming Resources £	Resources Expended £	Transfers Between Funds £	As at 31 May 2021 £
<b>MOVEMENTS IN FUNDS</b>					
<b>UNRESTRICTED FUNDS</b>					
General fund	50,760	25,302	(13,910)	-	62,152
<b>DESIGNATED FUNDS</b>					
Cyclical Maintenance Fund	-	-	-	-	-
Extraordinary Repair Fund	-	-	-	-	-
<b>TOTAL DESIGNATED FUNDS</b>	-	-	-	-	-
<b>TOTAL UNRESTRICTED FUNDS</b>	50,760	25,302	(13,910)	-	62,152
<b>RESTRICTED FUNDS</b>					
Permanent Endowment	-	4,622	(4,622)	-	0
<b>TOTAL FUNDS</b>	50,760	29,924	(18,532)	-	62,152