

THE BRIGSTOCKE ALMSHOUSES
REPORT OF THE TRUSTEES AND
UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MAY 2022

THE BRIGSTOCKE ALMSHOUSES (REGISTERED CHARITY NO: 203960)

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FOR THE YEAR ENDED 31 MAY 2022**

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THE BRIGSTOCKE ALMSHOUSES

**CHARITY INFORMATION
FOR THE YEAR ENDED 31 MAY 2022**

TRUSTEES	Steven Sheridan Andrea Smith Anthony Bicknell Janis Mundell Alois Temel Deborah Savill	(appointed 11 June 2021) (appointed 6 January 2022)
ADDRESS	65 Argyll Street Ryde Isle of Wight PO33 3BY	
REGISTERED CHARITY NUMBER	203960	
GOVERNING DOCUMENT	Deed of Trust dated 10 September 1891	
INDEPENDENT EXAMINERS	Bright Brown Limited Chartered Accountants Exchange House St. Cross Lane Newport Isle of Wight PO30 5BZ	
BANKERS	Lloyds TSB Bank PLC 35 Union Street Ryde Isle of Wight PO33 2HL	

**REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31 MAY 2022**

The trustees present their report together with the financial statements of the charity for the year ended 31 May 2022. 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 Almshouses 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 £5,900 on repairs. We have healthy reserves which we consider sufficient to continue to maintain the building to a good standard for the foreseeable future.

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: 26 October 2022

**INDEPENDENT EXAMINER'S REPORT
FOR THE YEAR ENDED 31 MAY 2022**

I report on the accounts of the charity for the year ended 31 May 2022, 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.

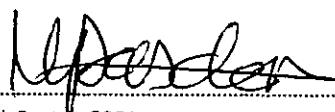
BASIS OF INDEPENDENT EXAMINER'S REPORT

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.



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

Date: 17 October 2022

THE BRIGSTOCKE ALMSHOUSES (REGISTERED CHARITY NO: 203960)

RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDED 31 MAY 2022

	Unrestricted Funds £	Endowment Funds £	Total 2022 £	Total 2021 £
RECEIPTS				
Maintenance charges	25,456	-	25,456	24,498
Investment income	2,807	492	3,299	4,926
Other Income	770	-	770	-
Donations	-	-	-	500
TOTAL RECEIPTS	29,033	492	29,525	29,924
PAYMENTS				
Investment loss	-	-	-	-
Entertainment	-	-	-	-
Light, heat and water	77	-	77	322
Council tax	387	-	387	2,646
Insurance	1,374	-	1,374	1,284
Building repairs and gardening	7,566	-	7,566	12,988
Printing, postage and stationery	280	-	280	184
Subscriptions	206	-	206	182
Independent examiners remuneration	462	-	462	444
Professional fees	343	-	343	-
Bank charges	25	-	25	-
Emergency accomodation	735	-	735	-
Misc expenses	76	-	76	82
Gifts and grants to individuals	480	-	480	400
	12,011	-	12,011	18,532
ASSETS AND INVESTMENT PURCHASES				
BlackRock charities investment transfer	-	-	-	-
BlackRock charities dividends re-invested	-	-	-	-
	-	-	-	-
TOTAL PAYMENTS	12,011	-	12,011	18,532
NET INCREASE/(DECREASE) IN CASH FUNDS	17,022	492	17,514	11,392
NET MOVEMENTS IN CASH RESERVES				
Cash funds brought forward	57,691	4,461	62,152	50,760
Net movement in reserves	17,022	492	17,514	11,392
CASH FUNDS CARRIED FORWARD	74,713	4,953	79,666	62,152

The notes on page 6 form part of these accounts.

**STATEMENT OF ASSETS AND LIABILITIES
AS AT 31 MAY 2022**

	Unrestricted Funds 2022 £	Unrestricted Funds 2021 £
CASH FUNDS		
Current account	36,677	22,461
COIF charities deposit account	585	584
United Trust account	10,423	10,303
	<u>47,685</u>	<u>33,348</u>
	Current Value £	Current Value £
INVESTMENT ASSETS		
BlackRock Charities Charishare Common Investment Fund Accumulation	-	-
Cyclical maintenance fund	-	-
Extraordinary repair fund	-	-
General fund	27,029	24,341
Permanent endowment	4,953	4,461
	<u>31,982</u>	<u>28,802</u>
	Current Value £	Current Value £
ASSETS RETAINED FOR THE CHARITY'S OWN USE		
Land together with six almshouses and offices (market valuation 2021)	<u>735,000</u>	<u>619,030</u>

The notes on page 6 form part of these accounts.

Approved by the Board of Trustees on 26 October 2022 and signed on its behalf by:

S Sheridan
S Sheridan - Trustee

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MAY 2022**

	As at 01 June 2021 £	Incoming Resources £	Resources Expended £	Transfers Between Funds £	As at 31 May 2022 £
MOVEMENTS IN FUNDS					
UNRESTRICTED FUNDS					
General fund	62,152	29,033	(12,011)	-	79,174
DESIGNATED FUNDS					
Cyclical Maintenance Fund	-	-	-	-	-
Extraordinary Repair Fund	-	-	-	-	-
TOTAL DESIGNATED FUNDS	-	-	-	-	-
TOTAL UNRESTRICTED FUNDS	62,152	29,033	(12,011)	-	79,174
RESTRICTED FUNDS					
Permanent Endowment	-	492	-	-	492
TOTAL FUNDS	62,152	29,525	(12,011)	-	79,666