

# THE FRANCES GEERING ALMSHOUSE CHARITY

England & Wales · Charity number 204399

## Details

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Other names	PAROCHIAL (ELEEMOSYNARY) CHARITIES, HARWELL PAROCHIAL CHARITIES, THE FRANCIS GEERING ALMSHOUSE CHARITY
Status	Registered
Legal form	Other
Registered	1962-03-20
Register	<a href="#">View on the Charity Commission register</a>

## Contact

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Address	Brecon Wantage Road Harwell Oxfordshire OX11 0LL
Phone	07926358790
Email	<a href="mailto:clerk@harwellalmshouse.co.uk">clerk@harwellalmshouse.co.uk</a>

## Activities

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**Objects:** PROVISION OF ALMHOUSES

**Activities:** Provision of almshouse accommodation for two female residents in Oxfordshire

## Classification

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- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Other Defined Groups

## Geography

- **Area of benefit:** VALE OF WHITE HORSE DISTRICT COUNCIL AND THE SOUTH OXFORDSHIRE DISTRICT COUNCIL LOCAL AUTHORITY AREAS
- Oxfordshire

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£84,524	£131,040	-	-
2024-03-31	£20,483	£24,819	-	-
2023-03-31	£19,033	£8,550	-	-
2022-03-31	£19,718	£13,234	-	-
2021-03-31	£15,406	£16,164	-	-

## Trustees

Name	Role	Appointed
<b>ANDREW JOHN SNOWDON</b>	Chair	2014-07-01
Adrian William Simcox		2024-10-26
Andrew Laing		2023-08-17
Fiona Alexandra Pryor		2025-03-12
Justin Gavin Fanstone		2025-03-12
Lesley Margaret Hughes		2023-08-17

## Linked charities

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- MATTHEW EATON (204399-1)
- ISAAC ROBEY (204399-10)
- JOHN KING (204399-2)
- THOMAS ELDERFIELD (204399-3)
- ROBERT HOPKINS (204399-4)
- JOHN LODER (204399-5)
- CHRISTOPHER ELDERFIELD (204399-6)
- FRANCES GEERING (204399-7)
- POOR'S ORCHARD (204399-8)
- WILLIAM WELLS (204399-9)

**THE FRANCES GEERING ALMSHOUSE CHARITY**

England & Wales - Charity number 204399

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# Accounts

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## HARWELL PAROCHIAL CHARITIES

### Trustees' Report of the year ended 31 March 2025

#### **Governance:**

The Charity has been in existence since 1723. It is governed by a Trust Deed (Scheme) dated 11 May 1992, and amended 4 June 2011.

#### **Objects:**

The main object is to provide housing accommodation for women in financial need, who have lived for a number of years in the Parish of Harwell or the district surrounding the parish.

The Almshouse was built in 1734, and is a grade II\* listed building. The Trustees are responsible for maintaining the building and upgrading the facilities within it, as appropriate to current standards of living.

#### **The Trustees:**

There are up to 8 Trustees. Trustees are appointed for a 4 year term, at which time they can be re-appointed for a further term. The Chairman of the Trustees is elected at the AGM. New Trustees are appointed by the existing Trustees and will be asked to sign that they are eligible to act as a Trustee, as stated by Charity Commission guidance.

The Clerk is appointed by the Trustees and carries out secretarial, administrative and financial tasks, attends the Trustees' meetings and writes the Minutes. It is an unpaid post.

#### **Meetings:**

There are usually 4 meetings a year, with the AGM held in June. Business can be carried out via email between the Clerk and the Trustees between meetings if necessary.

## Summary of what has happened in 2024-2025:

- Mr Andrew Snowdon returned as a Trustee and was appointed Chairman.
- Mrs Stephanie Haywood retired.
- Three new Trustees were appointed: Mr Adrian Simcox, Mrs Fiona Pryor and Mr Justin Fanstone.
- There was no change to the residents.
- The major building renovation work to reduce the damp problems, started in March 2024, continued throughout the year, consisting of a completely new drainage system for foul and storm water, double glazed windows and the replastering of internal and external walls with lime based materials. This will be completed in May 2025. The work was financed from reserves, a £50K loan from The Almshouse Association and general fundraising. The final cost was £145K.
- A new Clerk has been recruited to follow the retirement of Mrs Clare Wagner, who has held this post for 15 years.
- All policies of the charity have been reviewed.
- A review of Trustees roles and succession planning has been carried out.

## Finances for 2024-2025:

- The finances remain healthy.
- The total income for the year was £84,524.
- The total expenditure for the year was £131,041.
- The operational deficit was **-£46,517**.
- The current investments in the M&G Charity Multi Asset Funds are reduced to £24K by spending on the renovation work.
- The Almshouse Association granted a £50k loan for the building work, to be repaid over 10 years
- Each resident received a special payment of £100 during the year to help off-set the continuing high energy prices
- The accounts have been examined by an Independent Examiner and are shown below.

## DECLARATION:

The Trustees declare that they have approved the Trustees' report above.

Signed on behalf of the Trustees



Mr Andrew Snowdon, Chairman

Date: 27/05/2025

**HARWELL PAROCHIAL CHARITIES (incorporating the Frances Geering Almshouse charity no. 204399)**

**Statement of Accounts 1/4/2024 – 31/3/2025**

**RECEIPTS AND PAYMENTS**

<b>Receipts</b>	<b>2024/2025</b>	<b>2023/2024</b>	<b>Payments</b>	<b>2024/2025</b>	<b>2023/2024</b>
W.M.C.	£ 17,256.00	£ 16,848.00	Admin Expenses	£ 24.80	£ 94.05
Baggs Tree Field	£ 1,600.00	£ 1,600.00	St. Matthews Church	£ 800.00	-
Dividends	£ 1,237.02	£ 1,285.01	Almshouse Association sub	£ 275.00	£ 267.00
Donations	£ 14,431.32	£ 749.80	Routine/Cyclical R & M	£ 737.49	£ 3,725.98
AHA Loan	£ 50,000.00		Planned major R & M	£ 127,177.93	£ 19,460.87
			Property Insurance	£ 967.76	£ 1,045.61
			TV Licence & VOA fee	£ -	£ 25.50
			Baggs Tree Field	£ 858.00	-
			Energy grants	£ 200.00	£ 200.00
<b>Total Receipts :</b>	<b>£ 84,524.34</b>	<b>£ 20,482.81</b>	<b>Total Payments</b>	<b>£ 131,040.98</b>	<b>£ 24,819.01</b>
			Operational Deficit:	<b>-£ 46,516.64</b>	

**MOVEMENTS IN INVESTMENT ACCOUNTS**

From Investments		£ 50,000.00	To Investments		
M&G Charity Funds		£ 47,400.00	M&G Charity Fund ERF		0.00
Co-Operative Savings a/c			M&G Charity Fund F Geering		0.00
			AHA Loan		50,000.00
					<b>50,000.00</b>

Current Account Opening Balance 1/4/2024	4,518.34
Operational Surplus / -Deficit	-46,516.64
From Investments	97,400.00
To Investments	-50,000.00
Current Account Closing Balance 31/3/2025	5,401.70

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**STATEMENT OF ASSETS & LIABILITIES**

<b>ASSETS</b>		<b>31.03.25</b>			<b>31.03.24</b>
Current a/c Balance at year end	£	5,401.70	Current a/c Balance at year end	£	4,518.34
Co-Op. Savings a/c	£	16,685.77	Co-Op. Savings a/c	£	13,791.51
Extraordinary Repair Fund			Extraordinary Repair Fund		
24.491 shares @12256.35 p	1 £	3,001.70	361.705 shares @ 10,647.59p	£	41,454.32
Frances Geering Fund			Frances Geering Fund		
22124.494 shares@93.08 p	1 £	20,593.48	32,949.347 shares@ 91.88p	£	29,954.25
<b>Total Assets</b>	<b>£</b>	<b>45,682.65</b>		<b>£</b>	<b>89,718.42</b>
<b>LIABILITIES</b>					
AHA Loan	£	50,000.00			-



Section A

Independent Examiner's Report

Report to the trustees/  
members of

HARWELL PAROCHIAL CHARITIES

On accounts for the year  
ended

31 MARCH 2025

Charity no  
(if any)

204399

Set out on pages

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended

Responsibilities and  
basis of report

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent  
examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention (~~other than that disclosed below~~ \*) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

\* Please delete the words in the brackets if they do not apply.

Signed:

J Richardson

Date:

12.5.25

Name:

JEAN RICHARDSON

Relevant professional  
qualification(s) or body  
(if any):

Retired Bookkeeper

Address:

W BROOKSIDE

HARWELL

OX11 0AC