

THE WOODCLYFFE ALMSHOUSES

England & Wales · Charity number 204467

Details

Other names	THE WOODCLYFFE ALMHOUSES TRUST
Status	Registered
Legal form	Other
Registered	1962-04-11
Register	View on the Charity Commission register

Contact

Address	4B High Street Wargrave Reading RG10 8HY
Phone	01189403707

Activities

Objects: AMSHOUSES FOR RESIDENTS OF WARGRAVE WHO MEET THE REQUIRED QUALIFICATIONS.

Activities: The Woodclyffe Almshouses provides accommodation for elderly people in 8 self-contained flats.

Classification

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

Geography

- **Area of benefit:** ANCIENT PARISH OF WARGRAVE
- Wokingham

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£61,592	£54,673	-	-
2023-12-31	£54,673	£45,857	-	-
2022-12-31	£49,992	£63,314	-	-
2021-12-31	£49,722	£65,775	-	-
2020-12-31	£47,812	£33,058	-	-

Trustees

Name	Role	Appointed
Rev David Chislett	Chair	2025-10-08
Colin Nigel Lewington		2021-06-23
DR SUSAN EGGLETON		2025-10-08
Dr MARK PUDDY MA MB BCH		
JANE MARGARET BATTING		2013-02-06
Sean Sutcliffe		2024-03-20
WILLIAM JOHN NEWLAND ROWSON		2024-12-11

THE WOODCLYFFE ALMSHOUSES

England & Wales - Charity number 204467

Accounts

The Woodclyffe Almshouses Trust

Charity Commission No: 204467

Annual Report of the Trustees for the Year ended 31st December 2024

Trustees/Constitution/Organisation

1. At 31st December 2024, the Trustees were as follows:

Chairman

Will Rowson - Property Survey

Dr Mark Puddy – Medical Adviser

Sean Sutcliffe - Hon. Treasurer

Colin Lewington - Building Maintenance

Jane Batting - Social/Welfare

Lis Butler – Hon. Secretary

2. Graham Adlington returned to his Wardenship after a period of ill health on 13th August 2024 .

Meetings

- 3 The trustees' meetings were held on 20th March, 26th June, , 25th September and 11th December.

- 4 The Residents Liaison was held on 11th December 2023. There were no issues

Residency Matters

5. Weekly maintenance and heating charges were increased on 1st April 2024 to £136 for Flat 6 (single occupancy), £143 for double occupancy for three flats and £129 for single occupancy for the other four flats.

Health, Safety and Fire

6. Fire precautions. Fire instructions are well displayed in the Almshouses.

Building Works and Maintenance

7. The trustees continue to invest in a programme of upgrading both the individual flats and the common parts and exterior of the building. The quinquennial survey continues to guide work that is undertaken to maintain the building.

Finance

9. Income for the year was £61,592 and expenditure £54,673
10. Paul Worthington was re-appointed as Independent Examiner to the Trust

Lis Butler
Honorary Secretary

10th July 2025

Charity number 204467

The Woodclyffe Almshouses
Trustees' Report and Unaudited Accounts
31 December 2024

The Woodclyffe Almshouses
Trustees' Report and Unaudited Accounts
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**Independent Examiner's Report to the Trustees of the Woodclyffe Almhouse Trust, Wargrave.
Charity No: 204467.**

I report on the accounts of the Trust for the year ended 31 December 2024, which are attached

Respective responsibilities of 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 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act.
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the Charities 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 Charities Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities 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.

Signed



Name: Paul Andrew Worthington

Address: The Orchard, Backsideans, Wargrave, Berkshire RG10 8JP

Date: 4 April 2025

WOODCLYFFE ALMSHOUSES TRUST, WARGRAVE

RECEIPTS AND PAYMENTS ACCOUNT FOR THE PERIOD ENDED 31st December 2024

Comparison 2023		2024
	RECEIPTS	
	1790 Investment Income CMF/COEIF	2,058
	2,175 Central Board of finance IF/CEOIF income	2,208
	50,396 Weekly Maintenance Charge and Heating	57,326
	313 Refunds	0
		61,592
	PAYMENTS	
	4,060 Water Rates	2,435
	3,280 Insurance	2,697
	23,212 Repairs - CMF items	-
(20,000)	Less: CMF Drawdown	-
	3,212	
	4,076 Routine Maintenance	6,012
	2,496 Garden Maintenance	2,225
	- Transfer to Fund (CMF)	18,000
	- LESS Withdrawal from Fund (CMF)	-
		31,369
	17,123	
	- Fire extinguisher maintenance & Smoke alarms	78
	1,881 Electricity	1,921
	24,123 Gas	24,125
	1,001 Telephone (Forestcare)	494
	1,100 Honorarium - Warden	400
	- Subscription NAA	824
	185 Window Cleaning	260
	444 Miscellaneous Expenses	1,220
		29,322
		60,691
		901
	Surplus (deficiency) of Receipts over Payments	901
	Santander Balance at Bank 1st Jan 2024	
	6,849 Current Account	13,875
	8,817 Add/Deduct Surplus(Deficiencies) of Receipts over payments	901
(1,790)	Less: Income receipted to CMF/COEIF fund	(2,058)
		12,718
	Santander Balance at Bank 31st Dec 2024	12,718

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	PAYMENTS	
	4,060 Water Rates	2,435
	3,280 Insurance	2,697
	23,212 Repairs - CMF items	-
(20,000)	Less: CMF Drawdown	-
	3,212	
	4,076 Routine Maintenance	6,012
	2,496 Garden Maintenance	2,225
	- Transfer to Fund (CMF)	18,000
	- LESS Withdrawal from Fund (CMF)	-
		31,369
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	- Fire extinguisher maintenance & Smoke alarms	78
	1,881 Electricity	1,921
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1. At 31st December 2023, the Trustees were as follows:

Rev'd John Cook – Chairman
Neill Pitcher – Property/Survey
Dr Mark Puddy – Medical Adviser
Maryam Akhtar - Hon. Treasurer
Colin Lewington - Building Maintenance
Jane Batting - Social/Welfare
Lis Butler – Hon. Secretary

2. Graham Adlington continues as Warden of the Almshouses.

Meetings

- 3 The trustees' meetings were held on 22nd March, 7th June, , 4th October and 6th December.

- 4 The Residents Liaison was held on 6th December 2023. There were no issues

Residency Matters

5. Weekly maintenance and heating charges were increased on 1st April 2023 to £125 for Flat 6 (single occupancy), £131 for double occupancy for three flats and £118 for single occupancy for the other four flats.

Health, Safety and Fire

6. Fire precautions. Fire instructions are well displayed in the Almshouses.

Building Works and Maintenance

7. The trustees continue to invest in a programme of upgrading both the individual flats and the common parts and exterior of the building. The quinquennial survey continues to guide work that is undertaken to maintain the building.

Finance

9. Income for the year was £54,673 and expenditure £45,857
10. Paul Worthington was re-appointed as Independent Examiner to the Trust

Lis Butler
Honorary Secretary

14th September 2024

Charity number 204467

The Woodclyffe Almshouses
Trustees' Report and Unaudited Accounts
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Signed



Name: Paul Andrew Worthington
Address: The Orchard, Backsideans, Wargrave, Berkshire RG10 8JP
Date: 26 February 2024

WOODCLYFFE ALMSHOUSES TRUST, WARGRAVE

RECEIPTS AND PAYMENTS ACCOUNT FOR THE PERIOD ENDED 31st December 2023

<u>Comparison 2022</u>		<u>2023</u>
	RECEIPTS	
	546 Investment Income	1,790
	2,162 Central Board of finance	2,175
	47,048 Weekly Maintenance Charge and Heating	50,396
	236 Refunds	313
49,992		54,673
	PAYMENTS	
	0 Water Rates	4,060
	2,148 Insurance	3,280
25,536	Repairs - CMF items	23,212
0	Less: COIF Drawdown	(20,000)
25,536		3,212
	15,055 Routine Maintenance	4,076
	1,011 Garden Maintenance	2,496
	0 Transfer to Fund (CMF)	0
	0 LESS Withdrawal from Fund (CMF)	0
43,750		17,123
	306 Fire extinguisher maintenance & Smoke alarms	0
	1,520 Electricity	1,881
	14,277 Gas	24,123
	1,555 Telephone (Forestcare)	1,001
	1,100 Honorarium - Warden	1,100
	266 Subscription NAA	0
	180 Window Cleaning	185
	360 Miscellaneous Expenses	444
19,564		28,733
63,314		45,857
(13,322)	Surplus (deficiency) of Receipts over Payments	8,817
	Santander Balance at Bank 1st Jan 2023	
20,717	Current Account	6,849
(13,322)	Add/Deduct Surplus(Deficiencies) of Receipts over payments	8,817
(546)	Less: Interest receipted to COIF deposit	(1,790)
6,849	Santander Balance at Bank 31st Dec 2023	13,875

WOODCLYFFE ALMSHOUSES TRUST, WARGRAVE

Year Ended 31st December 2023

Comparison 2022		2023
	CYCLICAL MAINTENANCE FUND (CMF) (Invested in COIF Charities Deposit Fund)	
55,979	Balance at beginning of year	56,525
546	Interest Received	1,790
-	LESS repairs charged against fund	(20,000)
<u>56,525</u>	Balance at end of year	<u>38,316</u>
	EMERGENCY REPAIR FUND (ERF) (Invested in accumulation shares in NAA CIF)	
-	Amount added during year	-
 <i>ASSETS OF THE TRUST at 31st December 2023:-</i>		
	LAND AND BUILDINGS	
	Land and Buildings (consisting of 8 dwellings) vested in the name of the Oxford Board of Finance.	
	Fixtures and Fittings	
2,929,076	Present Insured Value	3,368,144
	INVESTMENTS AND CASH RESERVES	
	Investments:-	Market Value
	Investment Fund of the Central Board of Finance of the Church of England	
82,298	Opening Balance	72,708
-	Transfers In / (Out)	
(9590)	Unrealised Profit/(Loss) in Year	6,840
	72,708 3519 shares @ 2260.53	<u>79,548</u>
	Emergency Repair Fund - National Association of Almshouses Common Investment Fund	
178,327	Opening Balance	179,736
-	Transfers In / (Out)	-
1,409	Unrealised Profit/(Loss) in Year	11,159
	179,736 1,703.162 accumulation shares @ 11,208.26	190,895
	Cyclical Maintenance Fund - invested in COIF Charities Dep. A/c	38,316
308,969		<u>308,759</u>
	Current Account	
6,849	Santander Bank Balance	13,875
<u>315,818</u>	TOTAL INVESTMENT AND CASH RESERVES	<u>322,634</u>

Charity number 204467

The Woodclyffe Almshouses
Trustees' Report and Unaudited Accounts
31 December 2023

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Date: 26 February 2024

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Maryam Akhtar - Hon. Treasurer
Colin Lewington - Building Maintenance
Jane Batting - Social/Welfare
Lis Butler – Hon. Secretary

Colin Lewington became the Trustee responsible for Building Maintenance following Gavin Dunbar's retirement.

2. Graham Adlington continues as Warden of the Almshouses.

Meetings

- 3 The trustees' meetings were held on 22nd March, 7th June, , 4th October and 6th December.
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9. Income for the year was £49,992 and expenditure £63,314
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Honorary Secretary

14th September 2023

Charity number 204467

The Woodclyffe Almshouses
Trustees' Report and Unaudited Accounts
31 December 2022

Woodwhite Accountants Ltd
Chartered Accountants
Unit 4, City Limits
Reading
Berkshire RG6 4UP

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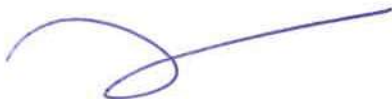
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Name: Paul Andrew Worthington ACA ACMA ATT (Fellow) CTA

Relevant professional qualification or body: Institute of Chartered Accountants of England and Wales (ICAEW)

Address: Woodwhite Accountants Ltd, Unit 4 City Limits, Danehill, Reading, Berkshire RG6 4UP

Date: 22 March 2023

WOODCLYFFE ALMSHOUSES TRUST, WARGRAVE

RECEIPTS AND PAYMENTS ACCOUNT FOR THE PERIOD ENDED 31st December 2022

<u>Comparison 2021</u>		<u>2022</u>
	RECEIPTS	
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	45,861 Weekly Maintenance Charge and Heating	47,048
	0 Other Income - WBC Rates Refund	236
	1,770 Donation	0
		49,992
49,728		
	PAYMENTS	
	2,749 Water Rates	0
	1,384 Insurance	2,148
	18,947 Repairs - CMF items	25,536
	13,160 Routine Maintenance	15,055
	1,526 Garden Maintenance	1,011
	15,000 Transfer to Fund (CMF)	0
	52,766	43,750
	329 Fire extinguisher maintenance & Smoke alarms	306
	1,122 Electricity	1,520
	5,549 Gas	14,277
	1,209 Telephone (Forestcare)	1,555
	1,100 Honorarium - Warden	1,100
	489 Subscription NAA	266
	0 L&P Fees	0
	275 Window Cleaning	180
	435 Miscellaneous Expenses	359
	10,508	19,564
	0 Contribution to Shares in NAA CIF (ERF)	
63,274		63,314
-13,546	Surplus (deficiency) of Receipts over Payments	-13,322
	Balance at Bank 1st Jan 2022	
34,269	Santander Current Account	20,717
-13,546	Add/Deduct Surplus(Deficiencies) of Receipts over payments	-13,322
6	Less: Interest receipted to COIF deposit	546
20,717		6,849

WOODCLYFFE ALMSHOUSES TRUST, WARGRAVE

Year Ended 31st December 2022

Comparison 2021		2022
	CYCLICAL MAINTENANCE FUND (CMF) (Invested in COIF Charities Deposit Fund)	
55,973	Balance at beginning of year	55,979
-	Transfer to Fund (CMF)	-
6	Interest	546
-	LESS repairs charged against fund	-
<u>55,979</u>	Balance at end of year	<u>56,525</u>
	EMERGENCY REPAIR FUND (ERF) (Invested in accumulation shares in NAA CIF)	
-	Amount added during year	-

ASSETS OF THE TRUST at 31st December 2022:-

LAND AND BUILDINGS

Land and Buildings (consisting of 8 dwellings) vested in the name of the Oxford Board of Finance.

Fixtures and Fittings

1,566,876	Present Insured Value	2,929,076
-----------	-----------------------	-----------

INVESTMENTS AND CASH RESERVES

Investments:-

Market Value

Investment Fund of the Central Board of Finance of the Church of England

Opening Balance

82,298.0

Transfers in/Out

-

Unrealised Profit / (Loss) in Year

- 9,590.0

82,298 Closing Balance 3519 shares @ 2066.14

72,708

Emergency Repair Fund - National Association of Almshouses Common Investment Fund

178,327 1703.162 accumulation shares @ 10,553.09

179,736

Cyclical Maintenance Fund - invested in COIF Charities Deposit A/c

55,979

56,525

316,604

308,970

Current Account

Santander Bank Balance

20,717

6,849

337,321

TOTAL INVESTMENT AND CASH RESERVES

315,819

Charity number 204467

The Woodclyffe Almshouses
Trustees' Report and Unaudited Accounts
31 December 2022

Woodwhite Accountants Ltd
Chartered Accountants
Unit 4, City Limits
Reading
Berkshire RG6 4UP

The Woodclyffe Almshouses
Trustees' Report and Unaudited Accounts
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**Independent Examiner's Report to the Trustees of the Woodclyffe Almhouse Trust, Wargrave.
Charity No: 204467.**

I report on the accounts of the Trust for the year ended 31 December 2022, which are attached

Respective responsibilities of 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 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act.
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the Charities 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:

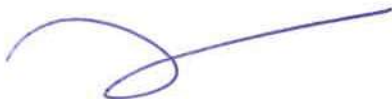
(1) which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 130 of the Charities Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities 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.

Signed



Name: Paul Andrew Worthington ACA ACMA ATT (Fellow) CTA

Relevant professional qualification or body: Institute of Chartered Accountants of England and Wales (ICAEW)

Address: Woodwhite Accountants Ltd, Unit 4 City Limits, Danehill, Reading, Berkshire RG6 4UP

Date: 22 March 2023

WOODCLYFFE ALMSHOUSES TRUST, WARGRAVE

RECEIPTS AND PAYMENTS ACCOUNT FOR THE PERIOD ENDED 31st December 2022

<u>Comparison 2021</u>		<u>2022</u>
	RECEIPTS	
	6 Investment Income	546
	2,091 Central Board of finance	2,162
	45,861 Weekly Maintenance Charge and Heating	47,048
	0 Other Income - WBC Rates Refund	236
	1,770 Donation	0
		49,992
49,728		
	PAYMENTS	
	2,749 Water Rates	0
	1,384 Insurance	2,148
	18,947 Repairs - CMF items	25,536
	13,160 Routine Maintenance	15,055
	1,526 Garden Maintenance	1,011
	15,000 Transfer to Fund (CMF)	0
	52,766	43,750
	329 Fire extinguisher maintenance & Smoke alarms	306
	1,122 Electricity	1,520
	5,549 Gas	14,277
	1,209 Telephone (Forestcare)	1,555
	1,100 Honorarium - Warden	1,100
	489 Subscription NAA	266
	0 L&P Fees	0
	275 Window Cleaning	180
	435 Miscellaneous Expenses	359
	10,508	19,564
	0 Contribution to Shares in NAA CIF (ERF)	
63,274		63,314
-13,546	Surplus (deficiency) of Receipts over Payments	-13,322
	Balance at Bank 1st Jan 2022	
34,269	Santander Current Account	20,717
-13,546	Add/Deduct Surplus(Deficiencies) of Receipts over payments	-13,322
6	Less: Interest receipted to COIF deposit	546
20,717		6,849

WOODCLYFFE ALMSHOUSES TRUST, WARGRAVE

Year Ended 31st December 2022

Comparison 2021		2022
	CYCLICAL MAINTENANCE FUND (CMF) (Invested in COIF Charities Deposit Fund)	
55,973	Balance at beginning of year	55,979
-	Transfer to Fund (CMF)	-
6	Interest	546
-	LESS repairs charged against fund	-
<u>55,979</u>	Balance at end of year	<u>56,525</u>
	EMERGENCY REPAIR FUND (ERF) (Invested in accumulation shares in NAA CIF)	
-	Amount added during year	-

ASSETS OF THE TRUST at 31st December 2022:-

LAND AND BUILDINGS

Land and Buildings (consisting of 8 dwellings) vested in the name of the Oxford Board of Finance.

Fixtures and Fittings

1,566,876	Present Insured Value	2,929,076
-----------	-----------------------	-----------

INVESTMENTS AND CASH RESERVES

Investments:-

Market Value

Investment Fund of the Central Board of Finance of the Church of England

Opening Balance

82,298.0

Transfers in/Out

-

Unrealised Profit / (Loss) in Year

- 9,590.0

82,298 Closing Balance 3519 shares @ 2066.14

72,708

Emergency Repair Fund - National Association of Almshouses Common Investment Fund

178,327 1703.162 accumulation shares @ 10,553.09

179,736

Cyclical Maintenance Fund - invested in COIF Charities Deposit A/c

55,979

56,525

316,604

308,970

Current Account

Santander Bank Balance

20,717

6,849

337,321

TOTAL INVESTMENT AND CASH RESERVES

315,819

THE WOODCLYFFE ALMSHOUSES

England & Wales - Charity number 204467

Accounts

The Woodclyffe Almshouses Trust

Charity Commission No: 204467

Annual Report of the Trustees for the Year ended 31st December 2021

Trustees/Constitution/Organisation

1. At 31st December 2021, the Trustees were as follows:

Rev'd John Cook – Chairman
Neill Pitcher – Property/Survey
Dr Mark Puddy – Medical Adviser
Maryam Akhtar - Hon. Treasurer
Gavin Dunbar – Building Maintenance
Colin Lewington - Building Maintenance
Jane Batting - Social/Welfare
Lis Butler – Hon. Secretary

Colin Lewington agreed to become the Trustee responsible for Building Maintenance in anticipation of Gavin Dunbar's retirement.

2. Graham Adlington continues as Warden of the Almshouses.

Meetings

- 3 The trustees' meetings were held on 24th March by Zoom, 23rd June, 29th September and 8th December. All other meetings were held in a normal manner.

- 4 The Residents Liaison was held on 8th December 2021. There were no issues

Residency Matters

5. Weekly maintenance and heating charges were increased on 1st April 2021 to £113 for Flat 6 (single occupancy), £119 for double occupancy for three flats and £107 for single occupancy for the other four flats.

Health, Safety and Fire

6. Fire precautions. Fire instructions are well displayed in the Almshouses.

Building Works and Maintenance

7. The trustees continue to invest in a programme of upgrading both the individual flats and the common parts and exterior of the building. The quinquennial survey continues to guide work that is undertaken to maintain the building.

Finance

9. Income for the year was £49,722 and expenditure £65,775
10. Paul Worthington was re-appointed as Independent Examiner to the Trust

Lis Butler
Honorary Secretary

24th September 2022

WOODCLYFFE ALMSHOUSES TRUST, WARGRAVE					
RECEIPTS AND PAYMENTS ACCOUNT FOR THE PERIOD ENDED 31st December 2021					
Comparison 2020				2021	
		RECEIPTS			
		Investment Income			
	2,020	Central Board of finance		2,091	
	45,793	Weekly Maintenance Charge and Heating		45,861	
		Donation/ Other		1,770	
	47,813			49,722	
		PAYMENTS			
	890	Water Rates	2,749		
	1,352	Insurance	1,384		
	0	Refurb Flat 8	0		
	4,890	Repairs - CMF items	18,947		
	5,649	Routine Maintenance	15,660		
	2,765	Garden Maintenance	1,526		
	9,000	Transfer to Fund (CMF)/ M&G ERF Investment	15,000		
	0	LESS Withdrawal from Fund (CMF)	0		
	24,546			55,266	
	94	Fire extinguisher maintenance & Smoke alarms	329		
	970	Electricity	1,122		
	5,087	Gas	5,549		
	894	Telephone (Forestcare)	1,209		
	1,100	Honorarium - Warden	1,100		
	0	Subscription NAA	489		
	0	L&P Fees	0		
	330	Window Cleaning	275		
	162	Miscellaneous Expenses	435		
	8,637			10,509	
	126	Contribution to Shares in NAA CIF (ERF)			
		Interest received to COIF Deposit			
	33,057			65,775	
	14,756	Surplus (deficiency) of Receipts over Payments		-16,053	
		Balance at Bank 1st Jan 2021			
	19,641	Santander Current Account		34,269	
	14,754	Add/Deduct Surplus(Deficiencies) of Receipts over payments		-16,053	
	126	Less: Interest received to COIF deposit			
	34,269			18,217	
		<i>Money returned from D&M Kitchen</i>		2,500	
	34,269	Income statement reconciled to bank		20,717	
		Balance at Bank 31st December 2021			
	34,269	Current Account		20,717	

WOODCLYFFE ALMSHOUSES TRUST, WARGRAVE			
Year Ended 31st December 2021			
Comparison 2020			2021
	CYCLICAL MAINTENANCE FUND (CMF) (Invested in COIF Charities Deposit Fund)		
46,847		Balance at beginning of year	55,974
9,126		Amount added during year	5
- 0		LESS repairs charged against fund	- 0
55,973		Balance at end of year	55,979
	EMERGENCY REPAIR FUND (ERF) (Invested in accumulation shares in NAA CIF)		
- 0		Amount added during year	- 0
ASSETS OF THE TRUST at 31st December 2020:-			
	Land and Buildings (consisting of 8 dwellings) vested in the name of the Oxford Board of Finance. Fixtures and Fittings		
1,521,239		Present Insured Value	1,566,876
	Investments:-		Market Value
	Investment Fund of the Central Board of Finance of the Church of England 3519 shares @ 2338.67		82,298
67,456			
	Emergency Repair Fund - National Association of Almshouses Common Investment Fund 1553.03 accumulation shares @ at 9,251.57		143,680
143,680			
	Cyclical Maintenance Fund - invested in COIF Charities Dep. A/c		55,979
55,973			
267,108			281,957
	Balances at bank as per attached receipts and payments account		20,717
34,269			
WATrustBal.xls			

Charity number 204467

The Woodclyffe Almshouses
Trustees' Report and Unaudited Accounts
31 December 2021

Woodwhite Accountants Ltd
Chartered Accountants
Unit 4, City Limits
Reading
Berkshire RG6 4UP

The Woodclyffe Almshouses
Trustees' Report and Unaudited Accounts
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**Independent Examiner's Report to the Trustees of the Woodclyffe Almhouse Trust, Wargrave.
Charity No: 204467.**

I report on the accounts of the Trust for the year ended 31 December 2021, which are attached

Respective responsibilities of 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 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act.
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the Charities 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 Charities Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities 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.

Signed



Name: Paul Andrew Worthington ACA ACMA ATT (Fellow) CTA
Relevant professional qualification or body: Institute of Chartered Accountants of England and Wales (ICAEW)
Address: Woodwhite Accountants Ltd, Unit 4 City Limits, Danehill, Reading, Berkshire RG6 4UP
Date: 24 March 2022

WOODCLYFFE ALMSHOUSES TRUST, WARGRAVE

RECEIPTS AND PAYMENTS ACCOUNT FOR THE PERIOD ENDED 31st December 2021

<u>Comparison 2020</u>		<u>2021</u>
	RECEIPTS	
	Investment Income	
	2,020 Central Board of finance	2,091
	45,792 Weekly Maintenance Charge and Heating	45,861
	0 Donation/ Other	1,770
47,812		49,722
	PAYMENTS	
	890 Water Rates	2,749
	1,352 Insurance	1,384
	4,891 Repairs - CMF items	18,947
	5,649 Routine Maintenance	13,160
	2,765 Garden Maintenance	1,526
	9,000 Transfer to Fund (CMF)/ M&G ERF Investment	15,000
	0 LESS Withdrawal from Fund (CMF)	0
24,547		52,766
	94 Fire extinguisher maintenance & Smoke alarms	329
	970 Electricity	1,122
	5,087 Gas	5,549
	894 Telephone (Forestcare)	1,209
	1,100 Honorarium - Warden	1,100
	0 Subscription NAA	489
	0 Legal & Professional Fees	0
	330 Window Cleaning	275
	162 Miscellaneous Expenses	435
8,637		10,509
	Contribution to Shares in NAA CIF (ERF)	
	126 Interest received to COIF Deposit	6
33,058		63,269
14,754	Surplus (deficiency) of Receipts over Payments	-13,547
	Balance at Bank 1st Jan 2021	
19,641	Santander Current Account	34,269
14,754	Add/Deduct Surplus(Deficiencies) of Receipts over payments	-13,547
126	Less: Interest received to COIF deposit	6
34,269		20,717
	Balance at Bank 31st December 2021	
34,269	Current Account	20,717

WOODCLYFFE ALMSHOUSES TRUST, WARGRAVE
Year Ended 31st December 2021

Comparison 2020		2021
	CYCLICAL MAINTENANCE FUND (CMF) (Invested in COIF Charities Deposit Fund)	
46,847	Balance at beginning of year	55,973
9,000	Transfer to Fund (CMF)	-
126	Interest	6
-	LESS repairs charged against fund	-
<u>55,973</u>	Balance at end of year	<u>55,979</u>
	EMERGENCY REPAIR FUND (ERF) (Invested in accumulation shares in NAA CIF)	
-	Amount added during year	-

ASSETS OF THE TRUST at 31st December 2021:-

	Land and Buildings (consisting of 8 dwellings) vested in the name of the Oxford Board of Finance. Fixtures and Fittings	
1,521,239	Present Insured Value	1,566,876
	Investments:-	Market Value
	Investment Fund of the Central Board of Finance of the Church of England 67,456 3519 shares @ 2338.67	82,298
	Emergency Repair Fund - National Association of Almshouses Common Investment Fund 143,680 1703.162 accumulation shares @ 10,470.35	178,327
267,108	<u>55,973</u> Cyclical Maintenance Fund - invested in COIF Charities Dep. A/c	<u>55,979</u>
		<u>316,604</u>
34,269	Balances at bank as per attached receipts and payments account	20,717

THE WOODCLYFFE ALMSHOUSES

England & Wales - Charity number 204467

Accounts

The Woodclyffe Almshouses Trust

Charity Commission No: 204467

Annual Report of the Trustees for the Year ended 31st December 2020

Trustees/Constitution/Organisation

1. At 31st December 2020, the Trustees were as follows:

Rev'd John Cook – Chairman
Neill Pitcher – Property/Survey
Dr Mark Puddy – Medical Adviser
Maryam Akhtar - Hon. Treasurer
Gavin Dunbar – Building Maintenance
Jane Batting - Social/Welfare
Lis Butler – Hon. Secretary

2. Graham Adlington continues as Warden of the Almshouses.

Meetings

- 3 The trustees' meetings were held on 18th March, 17th June, , 30th September and 9th December. These meetings were held on Zoom.

- 4 The Residents Liaison meeting did not take place in 2020 due to the pandemic. However the Warden was consulted and there were no issues

Residency Matters

5. Weekly maintenance and heating charges were increased on 1st April 2020 to £111 for Flat 6 (single occupancy), £117 for double occupancy for three flats and £105 for single occupancy for the other four flats.

Health, Safety and Fire

6. Fire precautions. Fire instructions are well displayed in the Almshouses.

Building Works and Maintenance

7. The trustees continue to invest in a programme of upgrading both the individual flats and the common parts and exterior of the building. The quinquennial survey continues to guide work that is undertaken to maintain the building.

Finance

9. Income for the year was £47,812 and expenditure £33,058
10. Paul Worthington was re-appointed as Independent Examiner to the Trust

Lis Butler
Honorary Secretary

22nd July 2021

Charity number 204467

The Woodclyffe Almshouses
Trustees' Report and Unaudited Accounts
31 December 2020

PAW Consulting Ltd
Chartered Accountants
Unit 2, City Limits
Reading
Berkshire RG6 4UP

The Woodclyffe Almshouses
Trustees' Report and Unaudited Accounts
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**Independent Examiner's Report to the Trustees of the Woodclyffe Almhouse Trust, Wargrave.
Charity No: 204467.**

I report on the accounts of the Trust for the year ended 31 December 2020, which are attached

Respective responsibilities of 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 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act;
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the Charities 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 Charities Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities 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.

Signed



Name: Paul Andrew Worthington ACA ACMA ATT (Fellow) CTA

Relevant professional qualification or body: Institute of Chartered Accountants of England and Wales (ICAEW)

Address: PAW Consulting Ltd, Unit 2 City Limits, Danehill, Reading, Berkshire RG6 4UP

Date: 22 March 2021

WOODCLYFFE ALMSHOUSES TRUST, WARGRAVE

RECEIPTS AND PAYMENTS ACCOUNT FOR THE PERIOD ENDED 31st December 2020

Comparison 2019		2020
	RECEIPTS	
	1,961 Central Board of Finance	2,020
	42,276 Weekly Maintenance Charge and Heating	45,792
	0 Donation	-
44,237		47,812
	PAYMENTS	
	1,728 Water Rates	890
	1,440 Insurance	1,352
	5,482 Refurb Flat 8	0
	7,468 Repairs - CMF items	4,891
	8,246 Routine Maintenance	5,649
	1,342 Garden Maintenance	2,765
	0 Transfer to Fund (CMF)	9,000
	- LESS Withdrawal from Fund (CMF)	-
25,706		24,547
	539 Fire extinguisher maintenance & Smoke alarms	94
	1,508 Electricity	970
	4,136 Gas	5,087
	954 Telephone (Forestcare)	894
	1,100 Honorarium - Warden	1,100
	810 Subscription NAA	0
	790 Window Cleaning	330
	477 Miscellaneous Expenses	162
10,314		8,637
	0 Contribution to Shares in NAA CIF (ERF)	-
	266 Interest receipted to COIF Deposit	126
35,754		33,058
8,483	Surplus (deficiency) of Receipts over Payments	14,754
	Balance at Bank - 1st January 2020:-	
11,424	Santander Current Account	19,641
11,424		19,641
8,483	Add Surplus of Receipts over Payments	14,754
266	Less:- Interest receipted to COIF Deposit	126
19,641		34,269
19,641	Balance at Bank - 31st December 2020:-	34,269
	Santander Current Account	34,269

WOODCLYFFE ALMSHOUSES TRUST, WARGRAVE

Year Ended 31st December 2020

Comparison 2019		2020
	CYCLICAL MAINTENANCE FUND (CMF) (Invested in COIF Charities Deposit Fund)	
46,581	Balance at beginning of year	46,847
-	Transfer to Fund (CMF)	9,000
266	Interest	126
-	LESS repairs charged against fund	-
<u>46,847</u>	Balance at end of year	<u>55,973</u>

ASSETS OF THE TRUST at 31st December 2020:-

	Land and Buildings (consisting of 8 dwellings) vested in the name of the Oxford Board of Finance. Fixtures and Fittings	
1,488,492	Present Value for insurance purposes	1,521,239
	Investments:-	Market Value
	Investment Fund of the Central Board of Finance of the Church of England 67,456 3519 shares @ 2048.73p	72,095
	Emergency Repair Fund - National Association of Almshouses Common Investment Fund 148,402 1553.03 accumulation shares @ 9251.57p	143,680
	Cyclical Maintenance Fund - invested in COIF Charities Dep. A/c 262,705 <u>46,847</u>	55,973 <u>271,748</u>
20,437	Balances at bank as per attached receipts and payments account	20,437

Charity number 204467

The Woodclyffe Almshouses
Trustees' Report and Unaudited Accounts
31 December 2020

PAW Consulting Ltd
Chartered Accountants
Unit 2, City Limits
Reading
Berkshire RG6 4UP

The Woodclyffe Almshouses
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**Independent Examiner's Report to the Trustees of the Woodclyffe Almhouse Trust, Wargrave.
Charity No: 204467.**

I report on the accounts of the Trust for the year ended 31 December 2020, which are attached

Respective responsibilities of 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 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act;
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the Charities 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 Charities Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities 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.

Signed



Name: Paul Andrew Worthington ACA ACMA ATT (Fellow) CTA

Relevant professional qualification or body: Institute of Chartered Accountants of England and Wales (ICAEW)

Address: PAW Consulting Ltd, Unit 2 City Limits, Danehill, Reading, Berkshire RG6 4UP

Date: 22 March 2021

WOODCLYFFE ALMSHOUSES TRUST, WARGRAVE

RECEIPTS AND PAYMENTS ACCOUNT FOR THE PERIOD ENDED 31st December 2020

Comparison 2019		2020
	RECEIPTS	
	1,961 Central Board of Finance	2,020
	42,276 Weekly Maintenance Charge and Heating	45,792
	0 Donation	-
44,237		47,812
	PAYMENTS	
	1,728 Water Rates	890
	1,440 Insurance	1,352
	5,482 Refurb Flat 8	0
	7,468 Repairs - CMF items	4,891
	8,246 Routine Maintenance	5,649
	1,342 Garden Maintenance	2,765
	0 Transfer to Fund (CMF)	9,000
	- LESS Withdrawal from Fund (CMF)	-
25,706		24,547
	539 Fire extinguisher maintenance & Smoke alarms	94
	1,508 Electricity	970
	4,136 Gas	5,087
	954 Telephone (Forestcare)	894
	1,100 Honorarium - Warden	1,100
	810 Subscription NAA	0
	790 Window Cleaning	330
	477 Miscellaneous Expenses	162
10,314		8,637
	0 Contribution to Shares in NAA CIF (ERF)	-
	266 Interest receipted to COIF Deposit	126
35,754		33,058
8,483	Surplus (deficiency) of Receipts over Payments	14,754
Balance at Bank - 1st January 2020:-		
11,424	Santander Current Account	19,641
11,424		19,641
8,483	Add Surplus of Receipts over Payments	14,754
266	Less:- Interest receipted to COIF Deposit	126
19,641		34,269
19,641	Balance at Bank - 31st December 2020:-	34,269
	Santander Current Account	

WOODCLYFFE ALMSHOUSES TRUST, WARGRAVE

Year Ended 31st December 2020

Comparison 2019		2020
	CYCLICAL MAINTENANCE FUND (CMF) (Invested in COIF Charities Deposit Fund)	
46,581	Balance at beginning of year	46,847
-	Transfer to Fund (CMF)	9,000
266	Interest	126
-	LESS repairs charged against fund	-
<u>46,847</u>	Balance at end of year	<u>55,973</u>

ASSETS OF THE TRUST at 31st December 2020:-

	Land and Buildings (consisting of 8 dwellings) vested in the name of the Oxford Board of Finance. Fixtures and Fittings	
1,488,492	Present Value for insurance purposes	1,521,239
	Investments:-	Market Value
	Investment Fund of the Central Board of Finance of the Church of England 67,456 3519 shares @ 2048.73p	72,095
	Emergency Repair Fund - National Association of Almshouses Common Investment Fund 148,402 1553.03 accumulation shares @ 9251.57p	143,680
	Cyclical Maintenance Fund - invested in COIF Charities Dep. A/c 46,847	55,973
262,705		<u>271,748</u>
20,437	Balances at bank as per attached receipts and payments account	20,437