

The Woodclyffe Almshouses Trust

Charity Commission No: 204467

Annual Report of the Trustees for the Year ended 31st December 2022

Trustees/Constitution/Organisation

1. At 31st December 2022, 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

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.
- 4 The Residents Liaison was held on 8th December 2022. There were no issues

Residency Matters

- 5 Weekly maintenance and heating charges were increased on 1st April 2022 to £117 for Flat 6 (single occupancy), £123 for double occupancy for three flats and £111 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 £49,992 and expenditure £63,314
10. Paul Worthington was re-appointed as Independent Examiner to the Trust

Lis Butler
Honorary Secretary

14th September 2023

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:

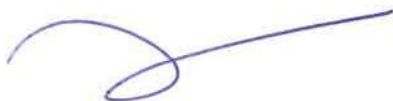
(1) which gives me reasonable cause to believe that in any material respect the requirements:

- 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

Comparison 2021

2022

RECEIPTS

6	Investment Income
2,091	Central Board of finance
45,861	Weekly Maintenance Charge and Heating
0	Other Income - WBC Rates Refund
1,770	Donation

546
2,162
47,048
236
0

49,728

49,992

PAYMENTS

2,749	Water Rates
1,384	Insurance
18,947	Repairs - CMF items
13,160	Routine Maintenance
1,526	Garden Maintenance
15,000	Transfer to Fund (CMF)

0
2,148
25,536
15,055
1,011
0

52,766

43,750

329	Fire extinguisher maintenance & Smoke alarms
1,122	Electricity
5,549	Gas
1,209	Telephone (Forestcare)
1,100	Honorarium - Warden
489	Subscription NAA
0	L&P Fees
275	Window Cleaning
435	Miscellaneous Expenses

306
1,520
14,277
1,555
1,100
266
0
180
359

10,508

19,564

0	Contribution to Shares in NAA CIF (ERF)
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63,274

63,314

-13,546

-13,322

Balance at Bank 1st Jan 2022

34,269	Santander Current Account
-13,546	Add/Deduct Surplus(Deficiencies) of Receipts over payments
6	Less: Interest receipted to COIF deposit

20,717

-13,322

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
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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

20,717

Santander Bank Balance

6,849

337,321

TOTAL INVESTMENT AND CASH RESERVES

315,819

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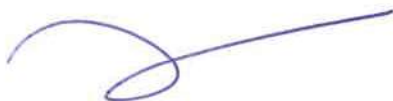
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