

# KNIGHTS WRECCLESHAM ALMSHOUSES

England & Wales · Charity number 204478

## Details

**Status** Registered

**Legal form** Other

**Registered** 1963-08-20

**Register** [View on the Charity Commission register](#)

## Contact

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Wrecclesham  
Farnham  
GU10 4SN

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## Activities

**Objects:** UPKEEP AND MAINTENANCE OF FOUR ALMSHOUSES FOR THE BENEFIT OF TWO MEN AND TWO WOMEN OVER 60 YEARS OF AGE, RESIDENTS OF THE PARISH OF FARNHAM (AS CONSTITUTED ON THE 22ND OCTOBER 1860). INCOME FOR EXPENSES, REPAIRS AND FOR THE BENEFIT OF ALMSPEOPLE.

**Activities:** The charity administers 4 almshouse dwellings for elderly people in housing need

## Classification

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

## Geography

- **Area of benefit:** PARISH OF FARNHAM
- Surrey

## Finances

| Period end | Income  | Expenditure | Assets | Employees |
|------------|---------|-------------|--------|-----------|
| 2025-12-31 | £23,896 | £15,554     | -      | -         |
| 2024-12-31 | £22,875 | £34,839     | -      | -         |
| 2023-12-31 | £25,883 | £18,363     | -      | -         |
| 2022-12-31 | £19,202 | £11,427     | -      | -         |
| 2021-12-31 | £18,470 | £9,174      | -      | -         |
| 2020-12-31 | £17,700 | £20,551     | -      | -         |

## Trustees

| Name            | Role  | Appointed  |
|-----------------|-------|------------|
| Sally Bowden    | Chair | 2018-04-19 |
| Annette Clayson |       | 2013-04-18 |
| Paul Keogh      |       | 2020-09-17 |
| Richard Mottley |       | 2020-09-17 |

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# Accounts

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# **KNIGHTS WRECCLESHAM ALMSHOUSES**

## **Report and accounts**

**For the year ended 31<sup>st</sup> December 2023**

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Registered Charity Number 204478

# KNIGHTS WRECCLESHAM ALMSHOUSES

## Report of the Trustees

### Trustees

|                      |           |
|----------------------|-----------|
| Mrs Sally Bowden     | Chair     |
| Mrs Sue Davies       | Secretary |
| Mrs Annette Clayson  | Treasurer |
| Mr Paul Keogh        |           |
| Mr Richard Mottley   |           |
| Mr Michael Pemberton |           |

Registered address: 60-66 The Street, Wrecclesham, Farnham, Surrey, GU10 4QR.

The Trustees present the charity's report and financial statements for 2023.

1. The charity is governed by the trust deed of the scheme dated 22.10.1860.

2. Principal Activity

The principal activity of the charity is to maintain the building known as Knights Wrecclesham Almshouses to provide accommodation for people who meet the housing need and fulfil the requirements detailed in the charity's scheme. In carrying out its activities the trustees consider that they have complied with the duty to have due regard to the Charity Commission's public benefit guidance.

3. Status

*Knights Wrecclesham Almshouses* is a charity with solely charitable objectives and is registered as a charity, number 204478. Trustees are drawn from the local community in Farnham.

4. Review of Achievements and Results in 2023

The Almshouses were fully occupied during the year. An annual rent increase was applied from April 2023, giving rise to an increase in rental income of £1,660, representing 8.7% (2022: 3.9%).

The trustees' continued aim is to maintain the building and gardens. During the year, a grant of £5,000 was received from the Isabella Schroder Trust towards exceptional redecoration and renovation costs of £8,236. In addition, £1,578 was spent of routine maintenance (2022: £2,985) and £1,251 on garden maintenance (2022: £1,602). Overall, net income was £7,822 (2022: £7,657).

The financial results for 2023 are set out in the Statement of Financial Activities on Page 3. The net assets at the end of the year of £84,559 are shown on the Balance Sheet on Page 4.

5. Reserves

The Trustees' policy is to ensure that reserves are sufficient to maintain the property and grounds in a satisfactory condition and for major refurbishments when required and future maintenance requirements are periodically reviewed. The reserves at the end of 2023 were £84,559, which the trustees consider to be satisfactory.

Signed .....  
Sally Bowden  
Chair and Trustee

Date: 30<sup>th</sup> April 2024

On behalf of the Trustees of the Charity

# **Independent Examiner's Report on the Accounts**

## **To the Trustees of Knights Wrecclesham Almshouses**

I report to the trustees on my examination of the accounts of the Charity (Registered Charity Number 204478) for the year ended 31<sup>st</sup> December 2023 which are set out on pages 3 to 6.

### **Responsibilities and Basis of Independent Examiner's Report**

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

I report in respect of my examination of the Trust's accounts carried out under section 145 of the Act and in carrying out my examination, I have followed all 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 in connection with the examination which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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

Chris Hyland  
45 St Georges Road, Farnham, Surrey, GU9 8NA

Date: 30<sup>th</sup> April 2024

## **KNIGHTS WRECCLESHAM ALMSHOUSES**

**STATEMENT OF FINANCIAL ACTIVITIES**  
**for YEAR ENDED 31 DECEMBER 2023**

|                                                      | Note     | Unrestricted<br>Funds | Restricted<br>Funds | Total<br>Funds<br>2023 | Total<br>Funds<br>2022 |
|------------------------------------------------------|----------|-----------------------|---------------------|------------------------|------------------------|
|                                                      |          | £                     | £                   | £                      | £                      |
| <b>INCOME</b>                                        |          |                       |                     |                        |                        |
| Fees – Monthly Charge                                |          | 20,680                | -                   | <b>20,680</b>          | 19,020                 |
| Grant income                                         |          | -                     | 5,000               | <b>5,000</b>           | 0                      |
| Dividends and Interest Receivable                    |          | 203                   | -                   | <b>203</b>             | 182                    |
| <b>Total Income</b>                                  |          | <b>20,883</b>         | <b>5,000</b>        | <b>25,883</b>          | <b>19,202</b>          |
| <b>EXPENDITURE</b>                                   |          |                       |                     |                        |                        |
| Direct charitable expenditure:                       |          |                       |                     |                        |                        |
| Heating & Light                                      |          | 3,413                 | -                   | <b>3,413</b>           | 3,602                  |
| Water Rates                                          |          | 1,022                 | -                   | <b>1,022</b>           | 944                    |
| Insurances                                           |          | 1,194                 | -                   | <b>1,194</b>           | 1,090                  |
| Building Maintenance and repairs                     |          | 4,814                 | 5,000               | <b>9,814</b>           | 2,985                  |
| Garden Maintenance & Improvement                     |          | 1,251                 | -                   | <b>1,251</b>           | 1,602                  |
| Alarm Rental                                         |          | 709                   | -                   | <b>709</b>             | 538                    |
| Christmas gifts to residents                         |          | 200                   | -                   | <b>200</b>             | 200                    |
| Management and administration                        | <b>3</b> | 760                   | -                   | <b>760</b>             | 466                    |
| <b>Total Expenditure</b>                             |          | <b>13,363</b>         | <b>5,000</b>        | <b>18,363</b>          | <b>11,427</b>          |
| <b>Net Income before investment gains / (losses)</b> |          | <b>7,520</b>          | <b>-</b>            | <b>7,520</b>           | <b>7,775</b>           |
| Gains / (losses) on investments                      |          | 302                   | -                   | <b>302</b>             | (118)                  |
| <b>Net Income and movement in funds</b>              |          | <b>7,822</b>          | <b>0</b>            | <b>7,822</b>           | <b>7,657</b>           |
| <b>Fund balances brought forward</b>                 | <b>8</b> | <b>47,608</b>         | <b>29,129</b>       | <b>76,737</b>          | <b>76,737</b>          |
| <b>Fund balances carried forward</b>                 | <b>8</b> | <b>55,430</b>         | <b>29,129</b>       | <b>84,559</b>          | <b>76,737</b>          |

The Statement of Financial Activities includes all gains and losses recognised in the year.  
All income and expenditure derive from continuing activities.

The notes on pages 5 and 6 form part of these accounts.

# KNIGHTS WRECCLESHAM ALMSHOUSES

Registered Charity Number 204478

## BALANCE SHEET at 31 DECEMBER 2023

|                                                | Note | 2023                 | 2022                 |
|------------------------------------------------|------|----------------------|----------------------|
|                                                |      | £                    | £                    |
| <b>FIXED ASSETS</b>                            |      |                      |                      |
| Tangible Fixed Assets                          | 4    | 29,129               | 29,129               |
| Investments                                    | 5    | 8,455                | 8,153                |
|                                                |      | <u>37,584</u>        | <u>37,282</u>        |
| <b>CURRENT ASSETS</b>                          |      |                      |                      |
| Debtors and prepayments                        | 6    | 1,039                | 1,196                |
| Cash on Deposit                                |      | 182                  | 175                  |
| Cash at bank                                   |      | <u>46,250</u>        | <u>38,404</u>        |
|                                                |      | <b>47,471</b>        | <b>39,775</b>        |
| <b>CURRENT LIABILITIES</b>                     |      |                      |                      |
| Creditors falling due within one year          |      | <u>496</u>           | <u>320</u>           |
| <b>NET CURRENT ASSETS</b>                      |      | <b>46,975</b>        | <b>39,455</b>        |
| <b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>   |      | <u><b>84,559</b></u> | <u><b>69,080</b></u> |
| Creditors falling due after more than one year |      | 0                    | 0                    |

|                            |          |               |               |
|----------------------------|----------|---------------|---------------|
| <b>NET ASSETS</b>          |          | <b>84,559</b> | <b>76,737</b> |
| <b>FUNDS</b>               | <b>7</b> |               |               |
| <b>Restricted funds</b>    |          |               |               |
| Building Addition Fund     | <b>8</b> | <b>29,129</b> | 29,129        |
| <b>Unrestricted funds</b>  |          |               |               |
| General Reserves           | <b>8</b> | <b>55,430</b> | 47,608        |
| <b>TOTAL CHARITY FUNDS</b> |          | <b>84,559</b> | <b>76,737</b> |

Approved by the Trustees, and signed on their behalf on 30<sup>th</sup> April 2024

\_\_\_\_\_  
Sally Bowden, Trustee

\_\_\_\_\_  
Annette Clayson, Trustee

The notes on pages 5 and 6 form part of these accounts.

## **KNIGHTS WRECCLESHAM ALMSHOUSES**

**Registered Charity Number 204478**

### **Notes to the Accounts** **for the year ended 31 December 2023**

#### **1 Basis of Preparation of Accounts**

- (a) These accounts have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) published in October 2019 and with the Charities Act 2011.

- (b) These accounts have been prepared to give a 'true and fair' view and on a going concern basis.

(c) The charity constitutes a public benefit entity as defined by FRS 102.

## **2 Accounting policies**

- (a) Income is recognised when the charity has entitlement to the funds.
- (b) Expenditure is recorded on an accruals basis, inclusive of all VAT, which is not recoverable.
- (c) Income from investments and from funds held on deposit is included when receivable.
- (d) Investments are shown at market value as at 31st December 2023.

## **3 Management & Administration of the Charity**

These costs include accountancy costs of £170 and Independent Examiner's Fees of £170 (2022 £160 each).

No trustees received any remuneration and there were no payments to Trustees for personal expenses.

## **4 Tangible Fixed Assets**

These comprise a Freehold Property, The Street, Wrecchlesham, (not included in the accounts) for which the Trustees had some years ago an informal valuation of £545,000 and the cost of alterations and improvements to the property in previous years of £29,129.

The Trustees have not commissioned a more recent revaluation of the freehold since they do not consider this an appropriate use of resources,

## **5 Investments**

These comprise 5,148 Income Shares in the National Association of Almshouses Common Investment Fund and 34,174 Accumulation Shares in the National Association of Almshouses Common Investment Fund.

| <b>6 Debtors and Prepayments</b>      | <b>2023</b>  | <b>2022</b> |
|---------------------------------------|--------------|-------------|
|                                       | <b>£</b>     | <b>£</b>    |
| Rent owing                            | -            | 250         |
| Prepayments – utilities and insurance | <b>1,039</b> | 946         |
|                                       | <b>1,039</b> | 1,196       |

## **KNIGHTS WRECCLESHAM ALMSHOUSES**

**Registered Charity Number 204478**

### **Notes to the Accounts**

**for the year ended 31 December 2023**

**(continued)**

**7 Analysis of Net Assets by Fund**

|                              | Unrestricted Funds | Restricted Funds | Total Funds   | Total Funds |
|------------------------------|--------------------|------------------|---------------|-------------|
|                              |                    |                  | 2023          | 2022        |
|                              | £                  | £                | £             | £           |
| Fixed Assets                 | 8,455              | 29,129           | <b>37,584</b> | 37,282      |
| Current Assets               | 47,471             | -                | <b>47,471</b> | 39,775      |
| Total Liabilities            | (496)              | -                | <b>(496)</b>  | (320)       |
| <b>Net Assets of Charity</b> | <b>55,430</b>      | <b>29,129</b>    | <b>84,559</b> | 76,737      |

**8 Movement in Charity Funds**

|                           | Balance       | Movement in Funds |          | Balance       |
|---------------------------|---------------|-------------------|----------|---------------|
|                           | 1st Jan 2023  | Incoming          | Outgoing | 31st Dec 2023 |
|                           | £             | £                 | £        | £             |
| <b>Restricted Funds</b>   |               |                   |          |               |
| Building Addition Fund    | <b>29,129</b> | 0                 | 0        | <b>29,129</b> |
| Grants                    |               | 5,000             | (5,000)  | 0             |
| <b>Unrestricted Funds</b> |               |                   |          |               |
| General Reserves          | <b>47,608</b> | 20,883            | (13,061) | <b>55,430</b> |
| <b>Total Funds</b>        | <b>76,737</b> | 25,883            | (11,545) | <b>84,559</b> |

