

THE STRANGE AND AMORY ALMSHOUSE CHARITY

England & Wales · Charity number 204538

Details

Status Registered

Legal form Other

Registered 1962-04-30

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

Contact

Address 12 Moreton Park Road
Bideford
Devon
EX39 3AU

Phone 07966431234

Email ALMSHOUSEBIDEFORD@AOL.COM

Activities

Objects: ALMSHOUSES FOR POOR OLD PERSONS WHO (EXCEPT IN SPECIAL CASES TO BE APPROVED BY THE COMMISSIONERS) ARE INHABITANTS OF THE AREA OF BENEFIT. SO FAR AS PRACTICABLE ONE AT LEAST OF THE RESIDENTS SHALL ALWAYS BE A SEAMAN OR THE WIDOW OF A SEAMAN.

Activities: Provision of accommodation to persons of pensionable age. Maintenance and repair of said accommodation at Haycroft House, Meddon Street, Bideford - a block of six one bedroom flats

Classification

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

Geography

- **Area of benefit:** ANCIENT PARISH OF BIDEFORD.
- Devon

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£31,292	£23,400	-	-
2024-03-31	£26,917	£27,695	-	-
2023-03-31	£26,646	£36,266	-	-
2022-03-31	£26,717	£38,591	-	-
2021-03-31	£26,289	£18,599	-	-

Trustees

Name	Role	Appointed
Christopher Leather		2021-02-23
Elizabeth Scott		2021-09-23
GILL VIOLET		2016-11-10
PETER JOHN EVANS MBE		
STEVEN JAMES SHERRY		

Linked charities

- STRANGES ALMSHOUSES INCLUDING MRS A HAYCROFTS ENDOWMENT AND A GREIG DUNCAN'S AUGMENTATION (204538-1)
- AMORY'S CHARITY (FORMERLY AMORY'S ALMSHOUSES) (204538-2)
- MRS A HAYCROFTS ENDOWMENT (204538-3)
- A GREIG DUNCAN'S AUGMENTATION (204538-4)

THE STRANGE AND AMORY ALMSHOUSE CHARITY

England & Wales - Charity number 204538

Accounts



CHARITY COMMISSION
FOR ENGLAND AND WALES

The Strange and Amory Almshouse Charity

204638

Receipts and payments accounts

CC16a

For the period from	01/04/2024	To	31/03/2025
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Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Weekly Maintenance Fees	28,891	-	-	28,891	25,410
Contributions for TV Licence	23	-	-	23	23
Laundry Meters	686	-	-	686	259
Water	186	-	-	186	104
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	29,785	-	-	29,785	25,796
A2 Asset and investment sales, (see table).					
Income for UK Investments	766	-	-	766	738
Bank Interest Received	741	-	-	741	383
Sub total	1,507	-	-	1,507	1,121
Total receipts	31,292	-	-	31,292	26,917
A3 Payments					
Clerk's Remuneration and Expenses	6,900	-	-	6,900	6,750
Water Rates	638	-	-	638	359
Light, Heat & Power	540	-	-	540	120
Insurance	1,178	-	-	1,178	1,213
Repairs and Maintenance	10,214	-	-	10,214	13,987
Accountancy Fees	480	-	-	480	480
TV Licencing	23	-	-	23	23
Christmas Gifts to Residents	360	-	-	360	360
Printing and Stationery	29	-	-	29	20
Office Expenses	160	-	-	160	128
Almshouse Association Subscriptions	264	-	-	264	343
Loan Repayments	2,614	-	-	2,614	3,912
Sub total	23,400	-	-	23,400	27,695
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
	-	-	-	-	-
Sub total	-	-	-	-	-
Total payments	23,400	-	-	23,400	27,695
Net of receipts/(payments)	7,892	-	-	7,892	778
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	39,058	-	-	39,058	39,836
Cash funds this year end	46,950	-	-	46,950	39,058

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Treasurers Account	9,848	-	-
	Instant Account	29,651	-	-
	Deposit Account	16,450	-	-
	Total cash funds	46,950	-	-

(agree balances with receipts and payments account(s))

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets	M&G Charity Multi Asset Fund	Unrestricted	11,572	17,611
	Bk Charities UK Bond Fund A Acc	Unrestricted	32,073	63,126
			-	-
			-	-

Categories	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use	Tangible Fixed Assets	Unrestricted	39,411	39,411
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

Categories	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
<i>G. Violet</i>	GILLIAN VIOLET	27/10/25

The Strange and Amory Almhouse Charity - Charity Number: 204538

Trustees Report for the year ended 31 March 2025

The trustees present their report and financial statements for the year ended 31 March 2025. The trustees who served during the year, up to date are as follows:

Trustees

P Evans
G Violet
Mr C Leather
Mr S J Sherry
E Scott
J Violet

Structure, governance and management

The charity is constituted by a Trust Deed dated 1646 as implemented by a further deed dated 9th March 1981, which was further updated by an amendment dated 13th January 2003.

The trustees are appointed/removed by democratic process.

The chairperson for the year was John Violet.

Objective and activities

The charity is a parochial charity whose main objective is to relieve poverty in the Parish of Bideford by providing Almshouses as cheap housing facilities for poor elderly people (except in special circumstances to be approved by the Commissioners).

The management committee aim to provide housing facilities for a fair weekly maintenance fee and employ a clerk to the trustees to oversee the running of the charity.

In planning their activities for the year, the trustees have kept in mind the Charity Commissions guidance on public benefit.

Achievements and Performance

All flats were fully occupied throughout the year with as much maintenance and improvements carried out as finances allowed. The obligatory maintenance is fully up to date, decoration is of a good standard which allowed for the improvement of a further bathroom.

The Strange and Amory Almhouse Charity - Charity Number: 204538

Trustees Report for the year ended 31 March 2025

Financial Review

During the year, all the six flats were fully occupied. The maintenance charge is £92.50 per week collected every 4 weeks. The statutory EIRC electrical test was carried out, and no faults were found. Further significant improvement has been made with the bathroom made into a shower room for flat 5. Having continual problems with the intercom this was replaced for both stairways improving security for the residents.

Cash resources at the end of the year increased by £7,892 on the previous year. The investments have remained in the same funds as the previous years namely:

M&G Charity Multi Asset fund (previously known as National Association of Almshouses Common Investment Fund). The shareholding at the year end was £11,572.

Blackrock Charities UK Bond Fund A Accumulation (previously known as Chamico Common Investment Fund (Accumulation Shares)). The shareholding at the year end was £32,073.

Risk and Reserves

The charity holds reserves for the purposes of repair work that may be required on the property from time to time. The current holding of reserves and investments is deemed adequate to protect the charity from any risk it may face.

Specific Restrictions Imposed by Charity's Governing Document

The charity must only provide accommodation for those people deemed to be poor elderly persons within the ancient parish of Bideford and a fair weekly maintenance fee must be charged, except with the specific permission of the Commissioners.

Investment Powers, Policy and Performance

The trustees must use all funds firstly for day to day management expenses and then a cumulative maintenance fund is permitted. An extraordinary repairs reserve is a further mandatory investment. All investments are held in the name of the clerk.

The Strange and Amory Almhouse Charity - Charity Number: 204538

Trustees Report for the year ended 31 March 2025

Statement of Trustees' Responsibilities

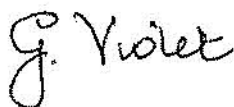
The trustees are responsible for preparing the Trustees' Annual Report and the accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year, which give a true and fair view of charity and of the incoming resources and application of resources of the charity, for that year. In preparing these financial statements the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

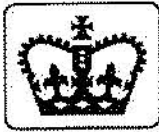
The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011 and the Charity (Accounts and Reports) Regulations 2008. 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.

On behalf of the board



G Violet
Trustee

Date: 27/10/25



Section A Independent Examiner's Report

**Report to the trustees/
members of**

Charity Name
The Strange and Amory Almshouse Charity

**On accounts for the year
ended**

31 March 2025
Charity no (if any) 204538

Set out on pages

Accounts Pages 1 – 2
Trustees Report Pages 1 - 3
(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 31/03/2025.

**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: Gillian Herniman

Date: 18/11/2025

Name: Gillian Herniman

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

FCCA, CIOT

Address:

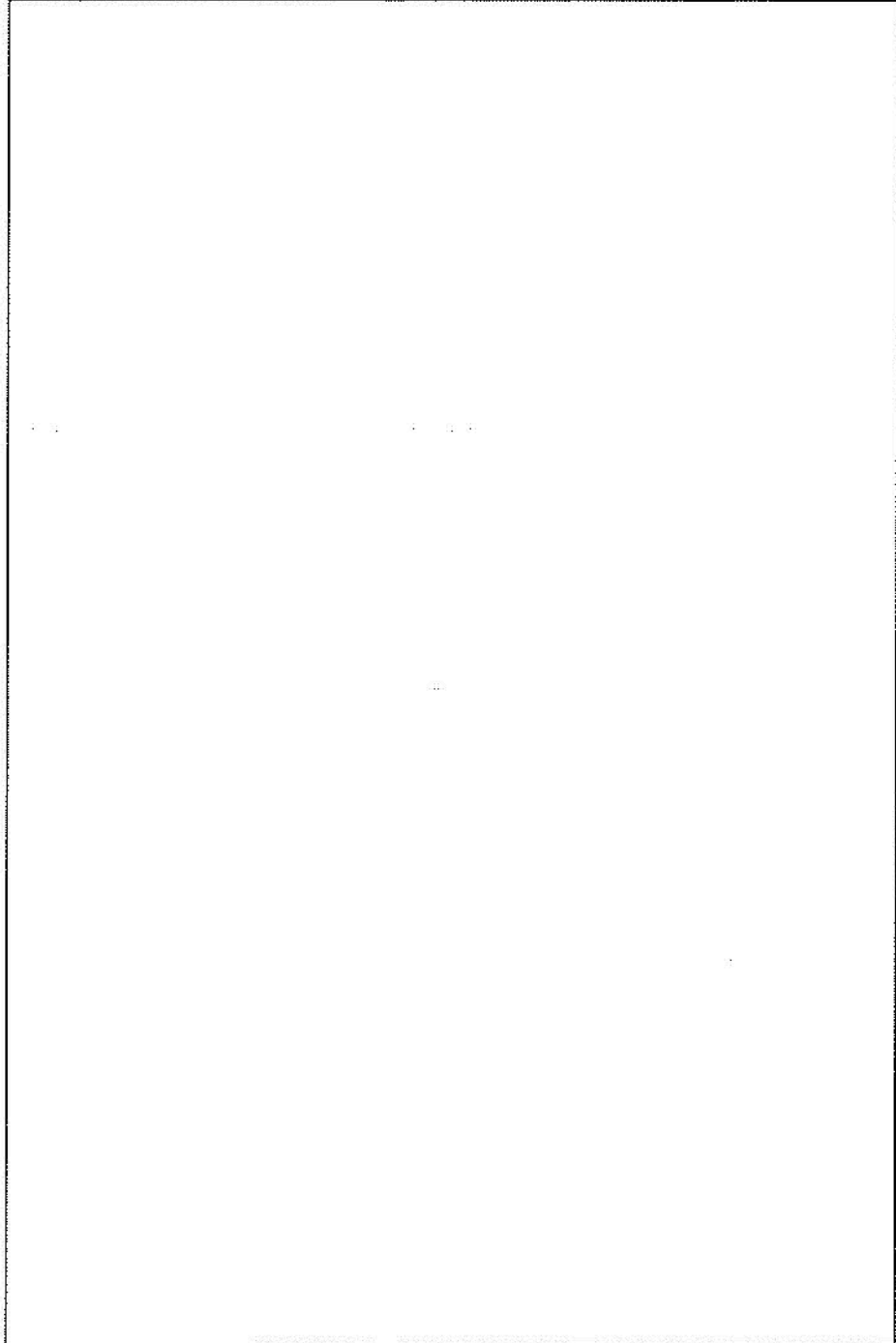
Lower Litchardon Farm,
Newton Tracey, Barnstaple,
Devon, EX31 3QE

Section B

Disclosure

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.



THE STRANGE AND AMORY ALMSHOUSE CHARITY

England & Wales - Charity number 204538

Accounts



CHARITY COMMISSION
FOR ENGLAND AND WALES

The Strange and Amory Almshouse Charity

204538

Receipts and payments accounts

CC16a

For the period from	01/04/2023	To	31/03/2024
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Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
Weekly Maintenance Fees	25,410	-	-	25,410	25,528
Contributions for TV Licence	23	-	-	23	15
Laundry Meters	259	-	-	259	267
Water	104	-	-	104	143
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	25,796	-	-	25,796	25,953
A2 Asset and investment sales, (see table).					
Income for UK Investments	738	-	-	738	624
Bank Interest Received	383	-	-	383	69
Sub total	1,121	-	-	1,121	693
Total receipts	26,917	-	-	26,917	26,646
A3 Payments					
Clerk's Remuneration and Expenses	6,750	-	-	6,750	6,750
Water Rates	359	-	-	359	410
Light, Heat & Power	120	-	-	120	891
Insurance	1,213	-	-	1,213	1,044
Repairs and Maintenance	13,987	-	-	13,987	20,639
Accountancy Fees	480	-	-	480	684
TV Licencing	23	-	-	23	23
Christmas Gifts to Residents	360	-	-	360	307
Printing and Stationery	20	-	-	20	34
Office Expenses	128	-	-	128	395
Almshouse Association Subscriptions	343	-	-	343	271
Loan Repayments	3,912	-	-	3,912	3,818
Sub total	27,695	-	-	27,695	35,266
A4 Asset and investment purchases, (see table)					
	-	-	-	-	-
	-	-	-	-	1,000
Sub total	-	-	-	-	1,000
Total payments	27,695	-	-	27,695	36,266
Net of receipts/(payments)	- 778	-	-	- 778	- 9,620
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	39,836	-	-	39,836	49,456
Cash funds this year end	39,058	-	-	39,058	39,836

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Treasurers Account	2,697	-	-
	Instant Account	36,361	-	-
		-	-	-
	Total cash funds	39,058	-	-

(agree balances with receipts and payments account(s))

OK

OK

OK

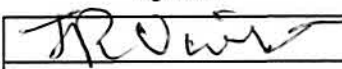
	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets	M&G Charity Multi Asset Fund	Unrestricted	11,572	17,200
	Bik Charities UK Bond Fund A Acc	Unrestricted	32,073	62,203
			-	-
			-	-
			-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use	Tangible Fixed Assets	Unrestricted	39,411	39,411
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities	Bank Loan	Unrestricted	2,542	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	J. VIOLET	4/10/24

Strange and Amory Almhouse Charity - Charity Number: 204538

Trustees Report for the year ended 31 March 2024

The trustees present their report and financial statements for the year ended 31 March 2024. The trustees who served during the year, up to date are as follows:

Trustees

P Evans
G Violet
Mr C Leather
Mr S J Sherry
E Scott
J Violet

Structure, governance and management

The charity is constituted by a Trust Deed dated 1646 as implemented by a further deed dated 9th March 1981, which was further updated by an amendment dated 13th January 2003.

The trustees are appointed/removed by democratic process.

The chairman for the year was John Violet.

Objective and activities

The charity is a parochial charity whose main objective is to relieve poverty in the Parish of Bideford by providing Almshouses as cheap housing facilities for poor elderly people (except in special circumstances to be approved by the Commissioners).

The management committee aim to provide housing facilities for a fair weekly maintenance fee and employ a clerk to the trustees to oversee the running of the charity.

In planning their activities for the year the trustees have kept in mind the Charity Commissions guidance on public benefit.

Achievements and Performance

All flats were fully occupied throughout the year with as much maintenance and improvements carried out as finances allowed. The obligatory maintenance is fully up to date, decoration is of a good standard which allowed for the improvement of a further kitchen.

Strange and Amory Almhouse Charity - Charity Number: 204538

Trustees Report for the year ended 31 March 2024

Financial Review

During the year all the six flats were fully occupied. The maintenance charge is £82.50 per week and Trustees agreed to raise this for the following financial year. Further significant improvement have been made with a new kitchen fitted in Flat No 5 (not replaced since 1982). Several flats were repainted to bring them up to standard with colours agreed with the residents.

Cash resources at the end of the year decreased by £9,620 on the previous year. The investments have remained the in the same funds as the previous years namely:

M&G Charity Multi Asset fund (previously known as National Association of Almshouses Common Investment Fund). The shareholding at the year end was £11,572.

Blackrock Charities UK Bond Fund A Accumulation (previously known as Chamico Common Investment Fund (Accumulation Shares)). The shareholding at the year end was £32,073.

The charity has a loan with Lloyds Bank. The balance outstanding on this loan at the year end was £2,542. The loan is secured against the building, the approximate market value of which is £380,000 as at the 31 March 2024, thus the proportion of the loan in relation to the asset value is 0.006%.

Risk and Reserves

The charity holds reserves for the purposes of repair work that may be required on the property from time to time. The current holding of reserves and investments is deemed adequate to protect the charity from any risk it may face.

Specific Restrictions Imposed by Charity's Governing Document

The charity must only provide accommodation for those people deemed to be poor elderly persons within the ancient parish of Bideford and a fair weekly maintenance fee must be charged, except with the specific permission of the Commissioners.

Investment Powers, Policy and Performance

The trustees must use all funds firstly for day to day management expenses and then a cumulative maintenance fund is permitted. An extraordinary repairs reserve is a further mandatory investment. All investments are held in the name of the clerk.

Strange and Amory Almhouse Charity - Charity Number: 204538

Trustees Report for the year ended 31 March 2024

Statement of Trustees' Responsibilities

The trustees are responsible for preparing the Trustees' Annual Report and the accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year, which give a true and fair view of charity and of the incoming resources and application of resources of the charity, for that year. In preparing these financial statements the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity, and enable them to ensure that the financial statements comply with the Charities Act 2011 and the Charity (Accounts and Reports) Regulations 2008. 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.

On behalf of the board



J Violet
Trustee

Date: 4/10/2024



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

Charity Name

THE STRANGE AND AMORY ALMSHOUSE CHARITY

**On accounts for the year
ended**

31/3/2024

**Charity no
(if any)**

204538

Set out on pages

ACCOUNTS PAGES 1-2

TRUSTEES REPORT 1-3 (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 DD / MM / YYYY.

**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:

G. Herniman

Date:

18/10/2024

Name:

GILLIAN HERNIMAN

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

ACCA

Address:

LOWER LITCHARDON FARM

NEWTON TRACEY

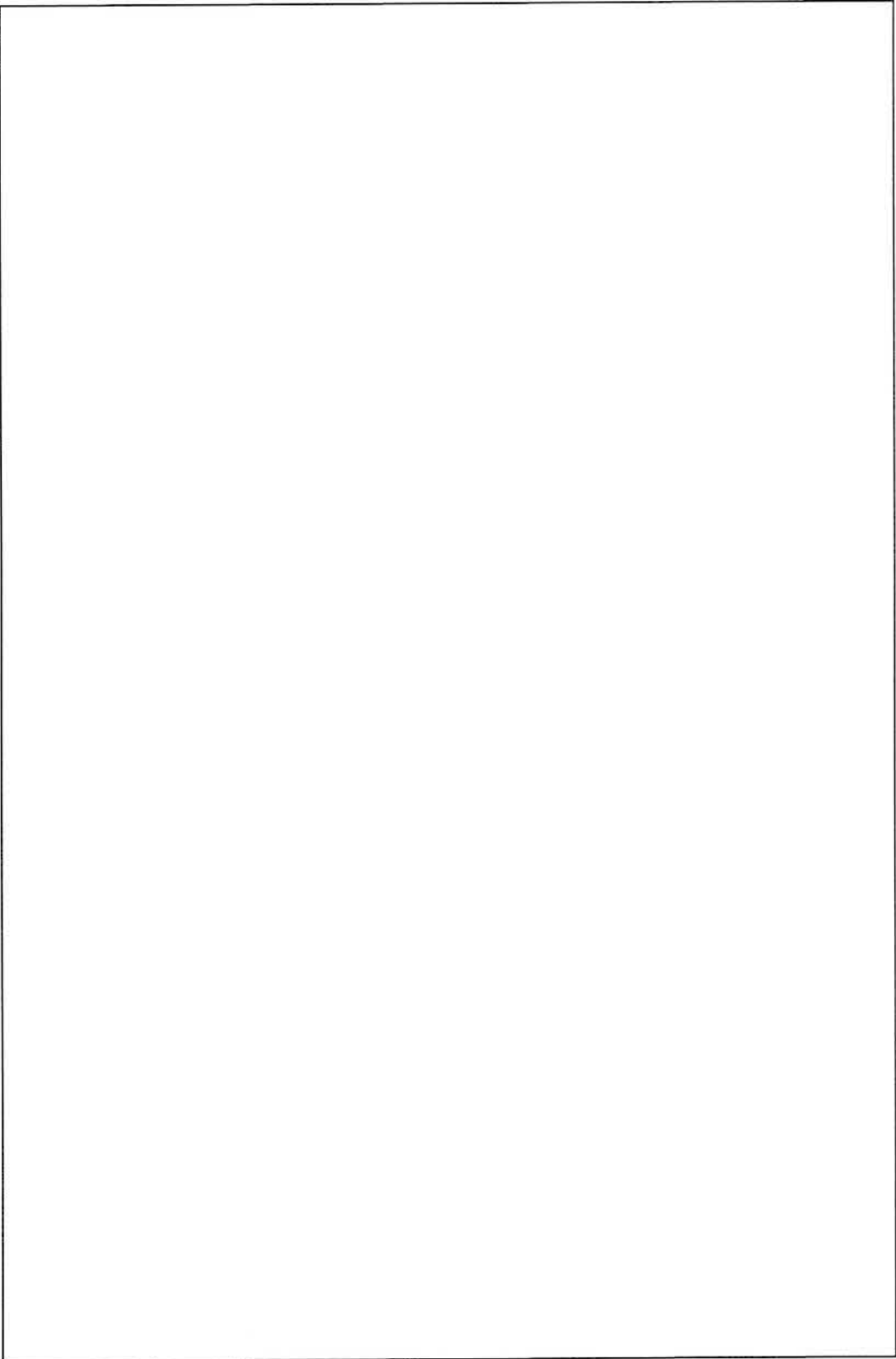
BARNSTAPLE, DEVON, EX31 3QE

Section B

Disclosure

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Give here brief details of any items that the examiner wishes to disclose.



THE STRANGE AND AMORY ALMSHOUSE CHARITY

England & Wales - Charity number 204538

Accounts

Strange and Amory Almhouse Charity - Charity Number: 204538

Trustees Report for the year ended 31 March 2023

The trustees present their report and financial statements for the year ended 31 March 2023. The trustees who served during the year, up to date are as follows:

Trustees

P Evans

G Violet

Mr C Leather

Mr S J Sherry

E Scott

J Violet

Structure, governance and management

The charity is constituted by a Trust Deed dated 1646 as implemented by a further deed dated 9th March 1981, which was further updated by an amendment dated 13th January 2003.

The trustees are appointed/removed by democratic process.

The chairman for the year was John Violet.

Objective and activities

The charity is a parochial charity whose main objective is to relieve poverty in the Parish of Bideford by providing Almshouses as cheap housing facilities for poor elderly people (except in special circumstances to be approved by the Commissioners).

The management committee aim to provide housing facilities for a fair weekly maintenance fee and employ a clerk to the trustees to oversee the running of the charity.

In planning their activities for the year the trustees have kept in mind the Charity Commissions guidance on public benefit.

Achievements and Performance

During the year five of the six flats were fully occupied. One resident moved out and the flat was refurbished over a 2 month period. The flat was vacated on 6th November 2022 and reoccupied on the 6th January 2023. The trustee received weekly maintenance fees of £330 every 4 weeks from each flat, when occupied.

Strange and Amory Almhouse Charity - Charity Number: 204538

Trustees Report for the year ended 31 March 2023

Financial Review

It was decided to completely refurbish Flat 2 when it became vacant. The flat had not had a new kitchen or bathroom since the property was built in 1982. This required the withdrawal of money from the savings account in order to fund the works required.

Cash resources at the end of the year decreased by £9,620 on the previous year. The investments have remained the in the same funds as the previous years namely:

M&G Charity Multi Asset fund (previously known as National Association of Almshouses Common Investment Fund). The shareholding at the year end was £11,572.

Blackrock Charities UK Bond Fund A Accumulation (previously known as Chamico Common Investment Fund (Accumulation Shares)). The shareholding at the year end was £32,073.

The charity has a loan with Lloyds Bank. The balance outstanding on this loan at the year end was £6,091. The loan is secured against the building, the approximate market value of which is £380,000 as at the 31 March 2023, thus the proportion of the loan in relation to the asset value is 1.6%.

Risk and Reserves

The charity holds reserves for the purposes of repair work that may be required on the property from time to time. The current holding of reserves and investments is deemed adequate to protect the charity from any risk it may face.

Specific Restrictions Imposed by Charity's Governing Document

The charity must only provide accommodation for those people deemed to be poor elderly persons within the ancient parish of Bideford and a fair weekly maintenance fee must be charged, except with the specific permission of the Commissioners.

Investment Powers, Policy and Performance

The trustees must use all funds firstly for day to day management expenses and then a cumulative maintenance fund is permitted. An extraordinary repairs reserve is a further mandatory investment. All investments are held in the name of the clerk.

Strange and Amory Almhouse Charity - Charity Number: 204538

Trustees Report for the year ended 31 March 2023

Statement of Trustees' Responsibilities

The trustees are responsible for preparing the Trustees' Annual Report and the accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice);

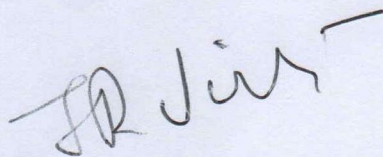
Law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year, which give a true and fair view of charity and of the incoming resources and application of resources of the charity, for that year. In preparing these financial statements the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity, and enable them to ensure that the financial statements comply with the Charities Act 2011 and the Charity (Accounts and Reports) Regulations 2008. 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.

On behalf of the board

J Violet
Trustee



Date:

30 November 2023



CHARITY COMMISSION
FOR ENGLAND AND WALES

The Strange and Amory Almshouse Charity

204538

Receipts and payments accounts

CC16a

For the period from	01/04/2022	To	31/03/2023
---------------------	------------	----	------------

Section A Receipts and payments

	Unrestricted funds	Restricted funds	Endowment funds	Total funds	Last year
	to the nearest £	to the nearest £	to the nearest £	to the nearest £	to the nearest £
A1 Receipts					
Weekly Maintenance Fees	25,528	-	-	25,528	25,611
Contributions for TV Licence	15	-	-	15	15
Laundry Meters	267	-	-	267	391
Water	143	-	-	143	108
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Sub total (Gross income for AR)	25,953	-	-	25,953	26,125
A2 Asset and investment sales, (see table).					
Income for UK Investments	624	-	-	624	588
Bank Interest Received	69	-	-	69	4
Sub total	693	-	-	693	592
Total receipts	26,646	-	-	26,646	26,717
A3 Payments					
Clerk's Remuneration and Expenses	6,750	-	-	6,750	6,750
Water Rates	410	-	-	410	402
Light, Heat & Power	891	-	-	891	288
Insurance	1,044	-	-	1,044	965
Repairs and Maintenance	20,639	-	-	20,639	25,161
Accountancy Fees	684	-	-	684	636
TV Licencing	23	-	-	23	15
Christmas Gifts to Residents	307	-	-	307	300
Printing and Stationery	34	-	-	34	6
Office Expenses	395	-	-	395	158
Almshouse Association Subscriptions	271	-	-	271	187
Loan Repayments	3,818	-	-	3,818	3,723
Sub total	35,266	-	-	35,266	38,591
A4 Asset and investment purchases. (see table)					
	1,000	-	-	1,000	-
	-	-	-	-	-
Sub total	1,000	-	-	1,000	-
Total payments	36,266	-	-	36,266	38,591
Net of receipts/(payments)	- 9,620	-	-	- 9,620	- 11,874
A5 Transfers between funds	-	-	-	-	-
A6 Cash funds last year end	49,456	-	-	49,456	61,330
Cash funds this year end	39,836	-	-	39,836	49,456

Section B Statement of assets and liabilities at the end of the period

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	Treasurers Account	3,858	-	-
	Instant Account	35,978	-	-
		-	-	-
	Total cash funds	39,836	-	-

(agree balances with receipts and payments account(s))

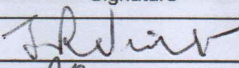
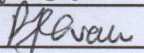
	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

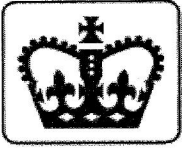
	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets	M&G Charity Multi Asset Fund	Unrestricted	11,572	18,920
	Blk Charities UK Bond Fund A Acc	Unrestricted	32,073	60,548
			-	-
			-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use	Tangible Fixed Assets	Unrestricted	39,411	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities	Bank Loan	Unrestricted	6,091	
			-	
			-	
			-	

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	J. R. VIOLET	30/11/23
	P. J. EVANS	30/11/23



Section A

Independent Examiner's Report

Report to the trustees/ members of

Charity Name THE STRANGE AND AMORY ALMSHOUSE CHARITY

On accounts for the year ended

31/03/2023 Charity no (if any) 204538

Set out on pages

ACCOUNTS PAGES 1-2 TRUSTEES REPORT PAGES 1-3 (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 31/03/2023

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: Gillian Herniman

Date: 12/12/2023

Name: GILLIAN HERNIMAN

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

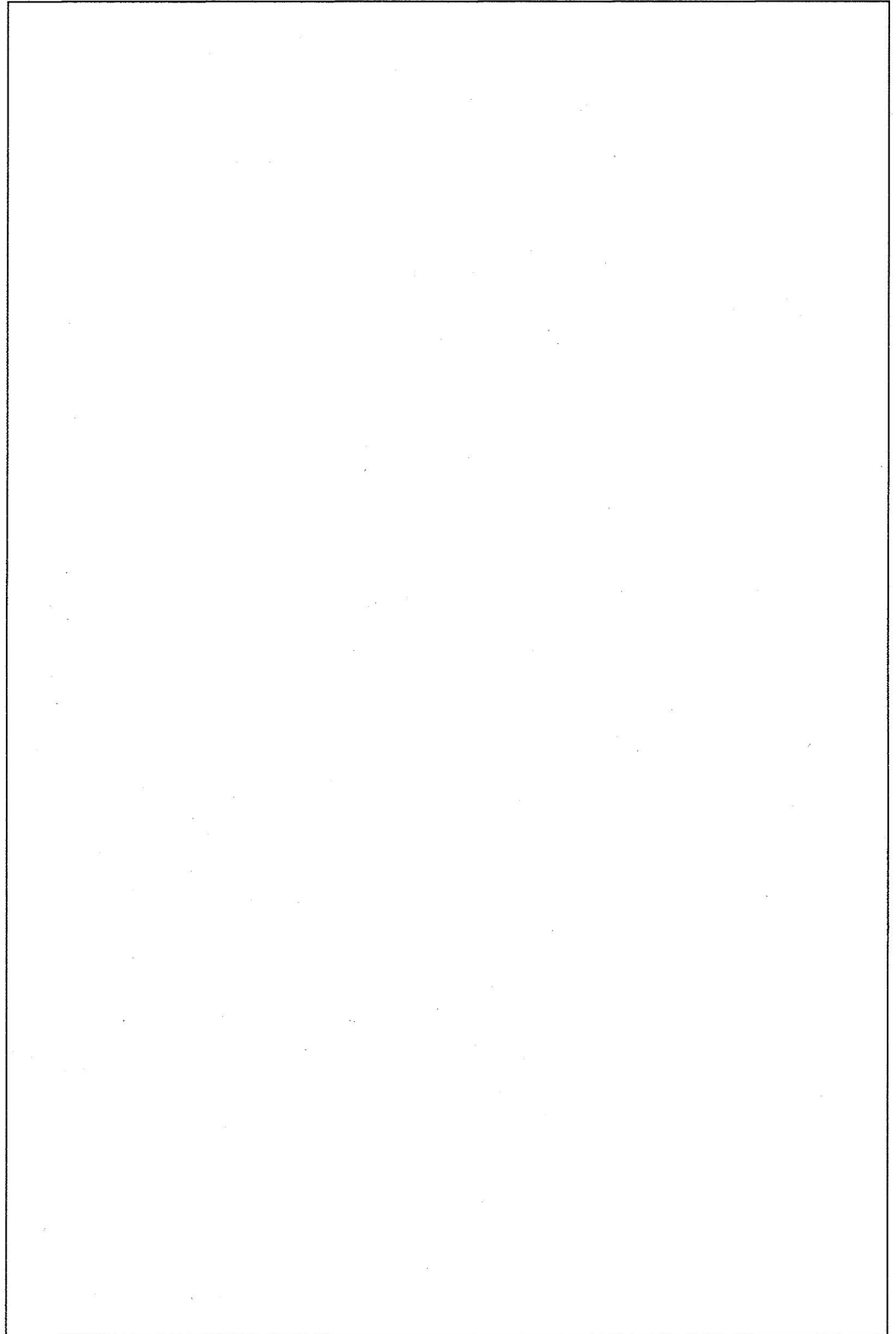
ACCA

Address:

LOWER LITCH ARDON FARM, NEWTON TRACEY, BARNSTAPLE, DEVON, EX31 3QE

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.



THE STRANGE AND AMORY ALMSHOUSE CHARITY

England & Wales - Charity number 204538

Accounts

**THE STRANGE AND AMORY
ALMSHOUSE CHARITY**

**TRUSTEES' REPORT
AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED
31 MARCH 2022**

**CHARITY NUMBER
204538**

The Strange and Amory Almshouse Charity
Charity Number 204538

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Trustees report	2 - 4
Independent examiners' report	5
Receipts and payments account	6
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Notes to the financial statements	8 - 11

The Strange and Amory Almshouse Charity
Charity Number 204538

Legal and administrative information

Status

The charity is constituted by a Trust Deed dated 1646 as amended by a further deed dated 9th March 1981 which was further updated by an amendment dated 13th January 2003.

Charity number 204538

Business address c/o 12 Moreton Park Road
Bideford
EX39 3AU

Trustees Chris Leather
Steven Sherry
John Violet Chair
Peter Evans
Gill Violet
Elizabeth Scott (Appointed 23/09/2021)

Accountants Westcotts
64 High Street
Bideford
Devon
EX39 2AR

Bankers Lloyds TSB plc
High Street
Bideford
Devon

Solicitors Bazeley, Barnes and Bazeley
24 Bridgeland Street
Bideford
Devon

The Strange and Amory Almshouse Charity
Charity Number 204538

Report of the trustees
for the year ended 31 March 2022

The trustees present their report and the financial statements for the year ended 31 March 2022. The trustees who served during the year and up to the date of this report are set out on page 1.

Structure, governance and management

The charity is constituted by a Trust Deed dated 1646 as amended by a further deed dated 9th March 1981 which was further updated by an amendment dated 13th January 2003.

The trustees are appointed/removed by a democratic process.

Objectives and activities

The charity is a parochial charity whose object is to relieve poverty in the Parish of Bideford by providing Almshouses as cheap housing facilities for poor elderly people (except in special circumstances to be approved by the Commissioners).

The management committee aim to provide housing facilities at a fair weekly maintenance fee and employ a clerk to the trustees to oversee the running of the charity.

In planning their activities for the year the trustees have kept in mind the Charity Commission guidance on public benefit.

Achievements and performance

During the year all six flats in the Almshouse were fully occupied and the Trust received weekly maintenance of £330 every 4 weeks.

The Chairman this year was John Violet and a new Trustee, Elizabeth Scott was appointed.

The Strange and Amory Almshouse Charity
Charity Number 204538

Report of the trustees
for the year ended 31 March 2022

Financial review

Maintenance work was carried out and much needed decoration on the exterior of the building and flat 4 was completed due to the poor state. The bathrooms to flat 2 and flat 4 were also decorated. The electrical inspection had recommendations for upgrading the earth to current standards and this was completed.

Cash resources at the end of the year decreased by £11,874 on the previous year. The investments have remained in the same funds as the previous year namely:

National Association of Almshouses Common Investment Fund. The shareholding at the year end was 17,824.538.

Chamico Common Investment Fund (Accumulation Shares). The shareholding at the year end was 1,354.739.

The charity has a loan with Lloyds Bank. The balance outstanding on this loan at the year end was £9,636. The loan is secured against the building, the approximate market value of which is £380,000 as at 31st March 2022 thus the proportion of the loan in relation to asset value is 2.5%.

Risks and reserves

The charity holds reserves for the purposes of repair work that may be required on the property from time to time. The holding of adequate reserves and investments is deemed adequate to protect the charity from any risks it may face.

Specific restrictions imposed by Charity's governing document

The charity must only provide accommodation for those people deemed to be poor elderly persons within the ancient parish of Bideford and fair weekly maintenance fees must be charged, except with the specific permission of the Commissioners.

Investment powers, policy and performance

The trustees must use all funds firstly for day to day management expenses, and then a cumulative maintenance fund is permitted. An extraordinary repairs reserve is a further mandatory investment. All investments are held in the name of the clerk.

The Strange and Amory Almshouse Charity
Charity Number 204538

Report of the trustees
for the year ended 31 March 2022

Statement of trustees' responsibilities

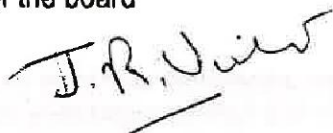
The trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of charity and of the incoming resources and application of resources of the charity for that year. In preparing these financial statements the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011 and the Charity (Accounts and Reports) Regulations 2008. 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.

On behalf of the board



J Violet
Trustee

13th October 2022

The Strange and Amory Almshouse Charity
Charity Number 204538

Independent examiner's report to the trustees on the unaudited financial statements of The Strange and Amory Almshouse Charity.

Independent examiner's report to the trustees of The Strange and Amory Almshouse Charity
I report to the trustees on my examination of the accounts of The Strange and Amory Almshouse Charity for the year ended 31 March 2022.

Responsibilities and basis of report

As the charity's trustees of The Strange and Amory Almshouse Charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the act').

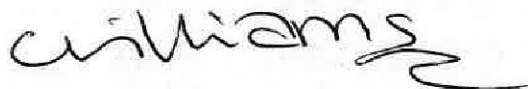
I report in respect of my examination of The Strange and Amory Almshouse Charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable directions given by the Charity Commission under section 145(5)(b) of the Act.

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 giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of The Strange and Amory Almshouse Charity as required by section 130 of the Act; or
2. the accounts do not accord with those records.

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



Catherine Williams ACA DChA

Independent Examiner

Westcotts
47 Boutport Street
Barnstaple
Devon
EX31 1SQ

Dated: ...13th October 2022

The Strange and Amory Almshouse Charity
Charity Number 204538

Receipts and Payments Account

For the year ended 31 March 2022

	Notes	Unrestricted funds £	2022 Total £	2021 Total £
Receipts				
Incoming resources from generating funds:				
Activities for generating funds	2	26,125	26,125	25,404
Investment income	3	592	592	635
Other incoming resources	4	-	-	250
Total receipts		<u>26,717</u>	<u>26,717</u>	<u>26,289</u>
Payments				
Clerk's Remuneration and Expenses	5	6,750	6,750	6,040
Establishment costs		26,816	26,816	7,273
Accountancy fees		636	636	618
TV Licensing		15	15	30
Christmas Gifts to Residents		300	300	300
Printing and Stationery		164	164	438
Almshouse Association Subscription		187	187	182
Loan repayments		3,723	3,723	3,718
Total payments		<u>38,591</u>	<u>38,591</u>	<u>18,599</u>
Net of receipts/(payments)		(11,874)	(11,874)	7,690
Cash funds brought forward		61,330	61,330	53,640
Cash funds carried forward		<u>49,456</u>	<u>49,456</u>	<u>61,330</u>

All of the above amounts relate to continuing activities.

The notes on pages 8 to 11 form an integral part of these financial statements.

The Strange and Amory Almshouse Charity
Charity Number 204538

Statement of Assets and Liabilities

As At 31 March 2022

	Notes	£	2022 £	£	2021 £
Fixed assets					
Tangible assets	6		39,411		39,411
Investments	7		42,645		42,645
			<u>82,056</u>		<u>82,056</u>
Cash funds					
Cash at bank and in hand		49,456		61,330	
		<u>49,456</u>		<u>61,330</u>	
Total assets less current liabilities			131,512		143,386
Creditors: amounts falling due after more than one year	8		<u>(9,636)</u>		<u>(13,110)</u>
Assets and liabilities			<u>121,876</u>		<u>130,276</u>

The financial statements were approved by the trustees on ~~13.10.2022~~ and signed on its behalf by

J Violet
Trustee

J.R. Violet

The notes on pages 8 to 11 form an integral part of these financial statements.

The Strange and Amory Almshouse Charity
Charity Number 204538

Notes to financial statements
for the year ended 31 March 2022

1. Accounting policies

The principal accounting policies are summarised below. The accounting policies have been applied consistently throughout the year and the preceding year.

1.1. Basis of accounting

The financial statements are prepared under the receipts and payments basis and in accordance with FRS102, the Charities SORP (FRS102) and the requirement of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Charities SORP (FRS102) and the Charities Act 2011.

1.2. Cashflow

The charity has taken advantage of the exemption in FRS102 from the requirement to produce a cashflow statement because it is a small charity.

1.3. Incoming resources

All incoming resources generated from the weekly maintenance fees of the flats are included in the financial statements when the charity receives the income. Income from investments is included in the year which it is receivable.

Income from investments is included in the year in which it is receivable.

1.4. Resources expended

Expenditure is recognised on a payments basis. Expenditure includes any VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates. Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries.

Fundraising costs are those incurred in seeking voluntary contributions and do not include the costs of disseminating information in support of the charitable activities.

1.5. Extraordinary repairs

A contribution is made annually to meet such repairs and invested with Charities Common Investment Fund as required by Charity Commissioners.

1.6. Cyclical Repairs and Maintenance

A provision for cyclical repairs is made annually by transfer to the appropriate reserve.

The Strange and Amory Almshouse Charity
Charity Number 204538

Notes to financial statements
for the year ended 31 March 2022

2. Activities for generating funds

	Unrestricted funds	2022 Total	2021 Total
	£	£	£
Weekly Maintenance fees	25,611	25,611	24,830
Contributions for TV Licence	15	15	15
Laundry Meters	391	391	418
Water	108	108	141
	<u>26,125</u>	<u>26,125</u>	<u>25,404</u>

3. Investment income

	Unrestricted funds	2022 Total	2021 Total
	£	£	£
Income from UK investments	588	588	624
Bank interest receivable	4	4	11
	<u>592</u>	<u>592</u>	<u>635</u>

4. Other incoming resources

	2022 Total	2021 Total
	£	£
Other income	-	250
	<u>-</u>	<u>250</u>

5. Employees

Employment costs	2022	2021
	£	£
Clerk's Remuneration	<u>6,750</u>	<u>6,040</u>

No employee received emoluments of more than £60,000 (2021 : None).

The Strange and Amory Almshouse Charity
Charity Number 204538

Notes to financial statements
for the year ended 31 March 2022

6. Tangible fixed assets	Land and buildings freehold £	Fixtures, fittings and equipment £	Total £
Cost			
At 1 April 2021 and At 31 March 2022	<u>30,789</u>	<u>8,622</u>	<u>39,411</u>
Net book values			
At 31 March 2022	<u>30,789</u>	<u>8,622</u>	<u>39,411</u>
At 31 March 2021	<u>30,789</u>	<u>8,622</u>	<u>39,411</u>

7. Fixed asset investments	National Association of Almshouses Common Investment Fund £	Charnico Common Investment Fund £	Total £
Cost			
At 1 April 2021 and At 31 March 2022		<u>32,073</u>	<u>42,645</u>
	<u>10,572</u>		

The market value of the National Association of Almshouses Common Investment Fund as at 31st March 2022 is £16,377.19.

The market value of the Charnico Common Investment Fund as at 31st March 2022 is £67,994.35. This covers the Extraordinary Repair Fund and is redeemable only for specific purpose of extraordinary repairs.

The Strange and Amory Almshouse Charity
Charity Number 204538

Notes to financial statements
for the year ended 31 March 2022

8. Creditors: amounts falling due after more than one year	2022	2021
	£	£
Bank loan	<u>9,636</u>	<u>13,110</u>
Loans		
Repayable in one year or less	3,474	3,403
Repayable between one and two years	3,474	3,403
Repayable between two and five years	<u>2,688</u>	<u>6,304</u>
	<u>9,636</u>	<u>13,110</u>

THE STRANGE AND AMORY ALMSHOUSE CHARITY

England & Wales - Charity number 204538

Accounts

**THE STRANGE AND AMORY
ALMSHOUSE CHARITY**

**TRUSTEES' REPORT
AND FINANCIAL STATEMENTS**

**FOR THE YEAR ENDED
31 MARCH 2021**

**CHARITY NUMBER
204538**

The Strange and Amory Almshouse Charity
Charity Number 204538

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The Strange and Amory Almshouse Charity
Charity Number 204538

Legal and administrative information

Status

The charity is constituted by a Trust Deed dated 1646 as amended by a further deed dated 9th March 1981 which was further updated by an amendment dated 13th January 2003.

Charity number 204538

Business address c/o 12 Moreton Park Road
Bideford
EX39 3AU

Trustees Chris Leather (Appointed 05/10/20)
Steven Sherry
John Violet
Peter Evans
Mike Kivell (Resigned 05/10/20)
Gill Violet
Rosie Elliott (Resigned 27/01/21)

Accountants Thomas Westcott
64 High Street
Bideford
Devon
EX39 2AR

Bankers Lloyds TSB plc
High Street
Bideford
Devon

Solicitors Bazeley, Barnes and Bazeley
24 Bridgeland Street
Bideford
Devon

The Strange and Amory Almshouse Charity
Charity Number 204538

Report of the trustees
for the year ended 31 March 2021

The trustees present their report and the financial statements for the year ended 31 March 2021. The trustees who served during the year and up to the date of this report are set out on page 1.

Structure, governance and management

The charity is constituted by a Trust Deed dated 1646 as amended by a further deed dated 9th March 1981 which was further updated by an amendment dated 13th January 2003.

The trustees are appointed/removed by a democratic process.

Objectives and activities

The charity is a parochial charity whose object is to relieve poverty in the Parish of Bideford by providing Almshouses as cheap housing facilities for poor elderly people (except in special circumstances to be approved by the Commissioners).

The management committee aim to provide housing facilities at a fair rent and employ a clerk to the trustees to oversee the running of the charity.

In planning their activities for the year the trustees have kept in mind the Charity Commission guidance on public benefit.

Achievements and performance

During this accounting period there was full occupation with the weekly maintenance being paid and the issues with Housing Benefits have been resolved. The year has been difficult due to Covid restrictions and some maintenance has been delayed. Despite the restrictions the cladding to the rear of the premises has been replaced with much better quality material and minor maintenance has been carried out where needed.

During the year Mike Kivell and Rosie Elliot resigned as Trustees and Chris Leather has been appointed. A further Trustee is being sought. Emma Doble, Clerk for 5 years, also resigned and has been replaced by Martin Williams from 15th March 2021.

The Strange and Amory Almshouse Charity
Charity Number 204538

Report of the trustees
for the year ended 31 March 2021

Financial review

Non-routine repairs were carried out to the building in the year totalling £3,567.

Cash resources at the end of the year increased by £7,690 on the previous year. The investments have remained in the same funds as the previous year namely:

National Association of Almshouses Common Investment Fund. The shareholding at the year end was 17,824.538.

Charnico Common Investment Fund (Accumulation Shares). The shareholding at the year end was 1,354.739.

The charity has a loan with Lloyds Bank. The balance outstanding on this loan at the year end was £13,110. The loan is secured against the building, the approximate market value of which is £380,000 as at 31st March 2021 thus the proportion of the loan in relation to asset value is 3.5%.

Risks and reserves

The charity holds reserves for the purposes of repair work that may be required on the property from time to time. The holding of adequate reserves and investments is deemed adequate to protect the charity from any risks it may face.

Specific restrictions imposed by Charity's governing document

The charity must only provide accommodation for those people deemed to be poor elderly persons within the ancient parish of Bideford and fair rents must be charged, except with the specific permission of the Commissioners.

Investment powers, policy and performance

The trustees must use all funds firstly for day to day management expenses, and then a cumulative maintenance fund is permitted. An extraordinary repairs reserve is a further mandatory investment. All investments are held in the name of the clerk.

The Strange and Amory Almshouse Charity
Charity Number 204538

Report of the trustees
for the year ended 31 March 2021

Statement of trustees' responsibilities

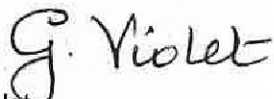
The trustees are responsible for preparing the Trustees' Annual Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of charity and of the incoming resources and application of resources of the charity for that year. In preparing these financial statements the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operation.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011 and the Charity (Accounts and Reports) Regulations 2008. 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.

On behalf of the board



G Violet
Trustee

6th August 2021

The Strange and Amory Almshouse Charity
Charity Number 204538

Independent examiner's report to the trustees on the unaudited financial statements of The Strange and Amory Almshouse Charity.

Independent examiner's report to the trustees of The Strange and Amory Almshouse Charity
I report to the trustees on my examination of the accounts of The Strange and Amory Almshouse Charity for the year ended 31 March 2021.

Responsibilities and basis of report

As the charity's trustees of The Strange and Amory Almshouse Charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the act').

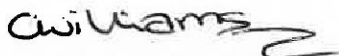
I report in respect of my examination of The Strange and Amory Almshouse Charity's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable directions given by the Charity Commission under section 145(5)(b) of the Act.

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 giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of The Strange and Amory Almshouse Charity as required by section 130 of the Act; or
2. the accounts do not accord with those records.

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



Catherine Williams ACA DChA

Independent Examiner

Thomas Westcott

47 Boutport Street

Barnstaple

Devon

EX31 1SQ

Dated: 9th August 2021

The Strange and Amory Almshouse Charity
Charity Number 204538

Receipts and Payments Account

For the year ended 31 March 2021

	Notes	Unrestricted funds £	2021 Total £	2020 Total £
Receipts				
Incoming resources from generating funds:				
Activities for generating funds	2	25,404	25,404	24,875
Investment income	3	635	635	644
Other incoming resources	4	250	250	-
Total receipts		<u>26,289</u>	<u>26,289</u>	<u>25,519</u>
Payments				
Clerk's Remuneration and Expenses	5	6,040	6,040	5,906
Establishment costs		7,273	7,273	5,444
Accountancy fees		618	618	408
TV Licensing		30	30	38
Christmas Gifts to Residents		300	300	330
Printing and Stationery		438	438	197
Almshouse Association Subscription		182	182	104
Loan repayments		3,718	3,718	3,770
Total payments		<u>18,599</u>	<u>18,599</u>	<u>16,197</u>
Net of receipts/(payments)		7,690	7,690	9,322
Cash funds brought forward		53,640	53,640	44,318
Cash funds carried forward		<u>61,330</u>	<u>61,330</u>	<u>53,640</u>

All of the above amounts relate to continuing activities.

The notes on pages 8 to 11 form an integral part of these financial statements.

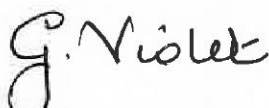
The Strange and Amory Almshouse Charity
Charity Number 204538

Statement of Assets and Liabilities

As At 31 March 2021

	Notes	2021		2020	
		£	£	£	£
Fixed assets					
Tangible assets	6		39,411		39,411
Investments	7		42,645		42,645
			<u>82,056</u>		<u>82,056</u>
Cash funds					
Cash at bank and in hand		61,330		53,640	
		<u>61,330</u>		<u>53,640</u>	
Total assets less current liabilities			143,386		135,696
Creditors: amounts falling due after more than one year			8	(13,110)	(16,513)
Assets and liabilities			<u>130,276</u>		<u>119,183</u>

The financial statements were approved by the trustees on ~~31 August 2021~~ and signed on its behalf by



G Violet
Trustee

The notes on pages 8 to 11 form an integral part of these financial statements.

The Strange and Amory Almshouse Charity
Charity Number 204538

Notes to financial statements
for the year ended 31 March 2021

1. Accounting policies

The principal accounting policies are summarised below. The accounting policies have been applied consistently throughout the year and the preceding year.

1.1. Basis of accounting

The financial statements are prepared under the receipts and payments basis and in accordance with FRS102, the Charities SORP (FRS102) and the requirement of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Charities SORP (FRS102) and the Charities Act 2011.

1.2. Cashflow

The charity has taken advantage of the exemption in FRS102 from the requirement to produce a cashflow statement because it is a small charity.

1.3. Incoming resources

All incoming resources generated from the rental of the flats are included in the financial statements when the charity receives the income. Income from investments is included in the year which it is receivable.

Income from investments is included in the year in which it is receivable.

1.4. Resources expended

Expenditure is recognised on a payments basis. Expenditure includes any VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates. Charitable expenditure comprises those costs incurred by the charity in the delivery of its activities and services for its beneficiaries.

Fundraising costs are those incurred in seeking voluntary contributions and do not include the costs of disseminating information in support of the charitable activities.

1.5. Extraordinary repairs

A contribution is made annually to meet such repairs and invested with Charities Common Investment Fund as required by Charity Commissioners.

1.6. Cyclical Repairs and Maintenance

A provision for cyclical repairs is made annually by transfer to the appropriate reserve.

The Strange and Amory Almshouse Charity
Charity Number 204538

Notes to financial statements
for the year ended 31 March 2021

2. Activities for generating funds

	Unrestricted funds £	2021 Total £	2020 Total £
Rents received	24,830	24,830	24,061
Insurance payments	-	-	187
Contributions for TV Licence	15	15	23
Laundry Meters	418	418	252
Water	141	141	352
	<u>25,404</u>	<u>25,404</u>	<u>24,875</u>

3. Investment income

	Unrestricted funds £	2021 Total £	2020 Total £
Income from UK investments	624	624	624
Bank interest receivable	11	11	20
	<u>635</u>	<u>635</u>	<u>644</u>

4. Other incoming resources

	Unrestricted funds £	2021 Total £	2020 Total £
Other income	250	250	-
	<u>250</u>	<u>250</u>	<u>-</u>

5. Employees

Employment costs	2021 £	2020 £
Clerk's Remuneration	<u>6,040</u>	<u>5,906</u>
No employee received emoluments of more than £60,000 (2020 : None).		

The Strange and Amory Almshouse Charity
Charity Number 204538

Notes to financial statements
for the year ended 31 March 2021

6. Tangible fixed assets	Land and buildings freehold £	Fixtures, fittings and equipment £	Total £
Cost			
At 1 April 2020 and At 31 March 2021	30,789	8,622	39,411
Net book values			
At 31 March 2021	30,789	8,622	39,411
At 31 March 2020	30,789	8,622	39,411

7. Fixed asset investments	National Association of Almshouses Common Investment Fund £	Charnico Common Investment Fund £	Total £
Cost			
At 1 April 2020 and At 31 March 2021		32,073	42,645
	10,572		

The market value of the National Association of Almshouses Common Investment Fund as at 31st March 2021 is £15,311.28.

The market value of the Charnico Common Investment Fund as at 31st March 2021 is £71,340.56. This covers the Extraordinary Repair Fund and is redeemable only for specific purpose of extraordinary repairs.

The Strange and Amory Almshouse Charity
Charity Number 204538

Notes to financial statements
for the year ended 31 March 2021

8. Creditors: amounts falling due after more than one year	2021	2020
	£	£
Bank loan	<u>13,110</u>	<u>16,513</u>
Loans		
Repayable in one year or less	3,403	3,253
Repayable between one and two years	3,403	3,252
Repayable between two and five years	6,303	9,757
Repayable in five years or more	-	251
	<u>13,110</u>	<u>16,513</u>