

**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**

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**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

<b>Trustees</b>	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**

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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**

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**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**

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**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**

6<sup>th</sup> August 2021

**The Strange and Amory Almshouse Charity**  
**Charity Number 204538**

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**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: 9<sup>th</sup> 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 £
<b>Receipts</b>				
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	-
<b>Total receipts</b>		<u>26,289</u>	<u>26,289</u>	<u>25,519</u>
<b>Payments</b>				
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
<b>Total payments</b>		<u>18,599</u>	<u>18,599</u>	<u>16,197</u>
<b>Net of receipts/(payments)</b>		7,690	7,690	9,322
Cash funds brought forward		53,640	53,640	44,318
<b>Cash funds carried forward</b>		<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 £
<b>Fixed assets</b>					
Tangible assets	6		39,411		39,411
Investments	7		42,645		42,645
			<u>82,056</u>		<u>82,056</u>
<b>Cash funds</b>					
Cash at bank and in hand		61,330		53,640	
		<u>61,330</u>		<u>53,640</u>	
<b>Total assets less current liabilities</b>			143,386		135,696
<b>Creditors: amounts falling due after more than one year</b>	8		(13,110)		(16,513)
<b>Assets and liabilities</b>			<u>130,276</u>		<u>119,183</u>

The financial statements were approved by the trustees on 5 August 2021 and signed on its behalf by

*G. Violet*

**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**

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**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**

	<b>Unrestricted funds £</b>	<b>2021 Total £</b>	<b>2020 Total £</b>
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**

	<b>Unrestricted funds £</b>	<b>2021 Total £</b>	<b>2020 Total £</b>
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**

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

**5. Employees**

**Employment costs**

	<b>2021 £</b>	<b>2020 £</b>
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**

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

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

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**

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**8. Creditors: amounts falling due**  
**after more than one year**

	<b>2021</b>	<b>2020</b>
	<b>£</b>	<b>£</b>
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>