

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.

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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.

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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);

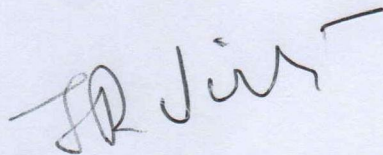
Law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year, which give a true and fair view of charity and of the incoming resources and application of resources of the charity, for that year. In preparing these financial statements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

OK

OK

OK

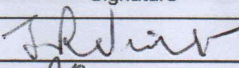
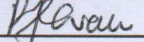
Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

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

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	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

Categories	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



CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

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:

GHERIMAN

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.