



CHARITY COMMISSION
FOR ENGLAND AND WALES

The Strange and Amory Almshouse Charity

204538

Receipts and payments accounts

CC16a

For the period
from

01/04/2024

To

31/03/2025

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	20,651	-	-
	Deposit Account	16,450	-	-
	Total cash funds	46,950	-	-
(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	17,611
	Blk Charities UK Bond Fund A Acc	Unrestricted	32,073	63,126
			-	-
			-	-

	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			-	
			-	
			-	
			-	
			-	

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

Signature	Print Name	Date of approval
G. Violet	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

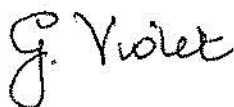
The trustees are responsible for preparing the Trustees' Annual Report and the accounts in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

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



**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 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.