

Trustees' Annual Report for the period

From: 1 January 2024

To: 31 December 2024

Charity name: Viscountess Barrington's Homes for Disabled ex Servicemen and Women

Charity registration number: 205219



CHARITY COMMISSION
FOR ENGLAND AND WALES

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	To provide housing for beneficiaries, defined as former members of the armed forces or dependents thereof, who are in need by virtue of disability, financial hardship, sickness or old age, <i>and are capable of independent living. Applicants should ordinarily be resident within 100 miles of Shrivenham, Oxon or have family ties to the Shrivenham area.</i>
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	To maintain, and upgrade where appropriate, the properties owned by the Trust, to ensure that active and independent residents can enjoy accommodation in line with 21st century living, at contribution rates that are affordable to those in need.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	Trustees have had regard to the guidance issued by the Charity Commission on public benefit

Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	N/A

Policy on social investment including program related investment	Para 1.38	N/A
Contribution made by volunteers	Para 1.38	N/A
Other		

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	The main accomplishment for 2024 was the refurbishment of 1 and 3 Recreation Ground Lane. This included creating open plan kitchen-diners, updated kitchens and downstairs shower rooms, and (for one of the properties) an upstairs bathroom. The heating systems were also replaced. External work included removal of the original (1920's) chimneys and very old render, replacing with a modern breathable render system. These improvements have enabled the residents to enjoy much better insulated, damp proofed and therefore warmer homes.

Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	Refurbishing two properties continued the theme of modernising the property portfolio. A major driver for this project and the wider improvement program is to improve the energy performance of our homes, both to protect the environment and to ease the running costs for our residents
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Performance of fundraising activities against objectives set	Para 1.41	Besides using maintenance contributions, funds have been secured via two loans in order to continue the policy of bringing the property portfolio in line with modern living conditions
Investment performance against objectives	Para 1.41	N/A
Other		

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The charity remains in a sound position financially.
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	Current reserves were decimated by the work but steps are afoot to replenish
Amount of reserves held	Para 1.22	£0 with the objective of building to £50K within 3 years.
Reasons for holding zero reserves	Para 1.22	Recent heavy expenditure on refurbishment projects, utilising reserves as well as borrowing
Details of fund materially in deficit	Para 1.24	The charity owes c£200K
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	Despite recent heavy expenditure, the charity remains in a strong position financially with (property and land) assets in excess of £6 million

Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	The prime source of regular income remains the maintenance contributions; this was supplemented in 2024 by a loan from the Almshouse Association which helped fund the major refurbishments discussed above
Investment policy and objectives including any social investment policy adopted	Para 1.46	N/A
A description of the principal risks facing the charity	Para 1.46	Our principal risks are; loss of key staff, and the potential for slips, trips and falls.
Other		

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Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Charity Commission Scheme
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	Unincorporated charitable trust
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Trustees are recruited locally. This topic is discussed regularly at trustee meetings and all trustees are encouraged to identify potential candidates in addition to local advertising. Due consideration is given to appropriate skill sets and many Trustees have a military background.

Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	Trustees are required to review all policies and procedures ahead of accepting the position. Attendance at training courses such as those run by the Almshouse Association is encouraged
The charity's organisational structure and any wider network with which the charity works	Para 1.51	Day to day management of the Trust and its properties is handled by the Clerk. Minor maintenance issues are resolved without consultation. However, a close relationship is maintained between the Clerk and Chair, especially with regard to more major issues. Regular reporting to all Trustees occurs periodically, but always more frequently than at the bi-annual trustee meetings
Relationship with any related parties	Para 1.51	Another Viscountess Barrington Trust manages the Memorial Hall and Recreation Ground in the village; our properties surround their space. We are working with them in preparation

		for our joint Centenary, due to be celebrated in 2025
Other		The Charity is in the process of becoming a CIO, and should be operating as such by the end of 1Q 2025

Reference and Administrative details

Charity name	Viscountess Barrington's Homes for Disabled ex Servicemen and Women
Other name the charity uses	VB Homes
Registered charity number	205219
Charity's principal address	19 Stainswick Lane Shrivenham Swindon SN6 8DU

Names of the charity trustees who manage the charity

		Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
	1	Andrew Sudlow	Chair		N/A
	2	David Ahern			N/A
	3	Martin Chaston			N/A
	4	Peter Harrison			N/A
	5	Paul Armitage			N/A
	6	Christopher Mackarness			N/A
	7				
	8				
	9				
	10				
	11				
	12				
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	20				

Corporate trustees – names of the directors at the date the report was approved

Director name		
N/A		

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Name of trustees holding title to property belonging to the charity

Trustee name	Dates acted if not for whole year	
N/A		

Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	N/A
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	N/A
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	N/A

Additional information (optional)

Names and addresses of advisers (Optional information)

	Type of adviser	Name	Address
	Name of chief executive or names of senior staff members (Optional information)		

Exemptions from disclosure

Reason for non-disclosure of key personnel details

N/A

Other optional information

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Declarations

The trustees declare that they have approved the trustees’ report above.

Signed on behalf of the charity’s trustees

Signature(s)

	
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Full name(s)

Andrew Sudlow	
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Position (eg
Secretary, Chair, etc)

Chair	
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Date

1 March 2025

[illegible]



CHARITY COMMISSION
FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A

Independent Examiner's Report

Report to the trustees

VISCOUNTESS BARRINGTON'S HOMES FOR
DISABLED EX-SERVICEMEN AND WOMEN

On accounts for the year
ended

31 DECEMBER 2024

Charity no
(if any)

205219

Set out on pages

(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 31/12/2024

Responsibilities and
basis of report

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

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 all the applicable Directions given by the Charity Commission
under section 145(5)(b) of the Act.

Independent
examiner's statement

~~[The charity's gross income exceeded £250,000 and I am qualified to
undertake the examination by being a qualified member of [insert name of
applicable listed body]]. Delete [] if not applicable.~~

I have completed my examination. I confirm that no material matters have
come to my attention in connection with the examination (other than that
disclosed below *) which gives me cause to believe that in, any material
respect:

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

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

* Please delete the words in the brackets if they do not apply.

Signed:

Date:

30 March 2025

Name:

K. A. PRICE

Relevant professional
qualification(s) or body

(if any):

Address:

5, HIGH STREET, CHARVENHAM
SWINDON SN6 8AN

Section B

Disclosure

Only complete if the examiner needs to highlight material 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.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination (other than those disclosed below) which gives me cause to believe that in any material respect:

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

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

* Please delete the words in the brackets if they do not apply.

Signed: 
Name: K. A. Pugh
Date: 20/10/2018