

# WYE ALMSHOUSE CHARITY

England & Wales · Charity number 210070

## Details

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**Status** Registered

**Legal form** Other

**Registered** 1977-10-28

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

## Contact

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**Address** 57 Oxenturn Road  
Wye  
Ashford  
TN25 5AY

**Phone** 07743138273

**Email** [WYEALMSHOUSE@BTINTERNET.COM](mailto:WYEALMSHOUSE@BTINTERNET.COM)

## Activities

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**Objects:** 1 A YEARLY SUM OF ú2 TO THE VICAR FOR THE TIME BEING OF THE ECCLESIASTICAL PARISH OF ST GREGORY AND ST. MARTIN, WYE, WITH ST. MARY, BROOK FOR PREACHING TWO SERMONS. 2. FOR THE BENEFIT OF THE ALMSPEOPLE OF THE CHARITY OR ANY OF THEM IN SUCH MANNER AS THE TRUSTEES THINK FIT FROM TIME TO TIME. THE ALMSPEOPLE SHALL BE POOR PERSONS OF GOOD CHARACTER WHO (EXEPT IN SPECIAL CASES TO BE APPROVED BY THE COMMISSIONERS) ARE RESIDENT IN THE PARISH OF WYE OR THE NEIGHBOURHOOD THEREOF AT THE TIME OF APPOINTMENT WITH A PREFERENCE FOR SUCH PERSONS WHO ARE NOT LESS THAN 60 YEARS OF AGE. FOR FULL DETAILS, SEE SCHEMES.

**Activities:** Housing for people in need with priority given to the elderly or a close connection to Wye.

## Classification

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

## Geography

- **Area of benefit:** PARISH OF WYE OR THE NEIGHBOURHOOD THEREOF
- Kent

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£38,910	£47,528	-	-
2024-03-31	£37,254	£48,258	-	-
2023-03-31	£39,302	£37,124	-	-
2022-03-31	£33,126	£31,127	-	-
2021-03-31	£38,014	£24,483	-	-

## Trustees

Name	Role	Appointed
<b>RUTH ELIZABETH JUDGE</b>	Chair	2016-10-17
LYNETTE SUSAN APPS		
Lenny Jeffries		2026-02-27
Olivia Charlotte Yeomans		2024-03-01
PROFESSOR NICOLAS JOHN RUSSELL		2017-06-15
Richard Blackford		2023-07-17
Sue Gower		2026-02-27
Tiffeny Clare Findlay		2021-11-22

**WYE ALMSHOUSE CHARITY**

England & Wales - Charity number 210070

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# Accounts

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## **Wye Almshouse Charity**

### **Trustees Report for Year Ending 31<sup>st</sup> March 2025**

#### **Summary of Activities**

Renovation to the Almshouse that had become vacant towards the end of 2023 was finally completed and a new resident moved in on 1<sup>st</sup> April 2024. Having been a resident of Wye for some years they found it very easy to settle into their new home.

An electrical inspection in addition to the annual boiler servicing and gas safety checks were carried out in all the properties. De-humidifiers were supplied to all the residents which have proved very effective.

The Resident's Contributions for the year amounted to £30,738. The Trustees reviewed the Resident's Contributions as in previous years with a small increase made effective from 1<sup>st</sup> May 2024.

The operating costs were £47,528 similar to the previous year, due in part to some of the costs of renovating the vacant property paid in this year. Other work carried out during the year including repairs to the Old Almshouse roof, converting one-bathroom into a shower room and general maintenance and repair work.

Resulting in the total cost for repairs and maintenance amounting to £35,501. The final loan repayments amounted to £3,608 were paid off during this year. Purchase of investments were m £1,600 resulting in a deficit of £8,618 of expenditure over income.

The closing bank balance stands at £30,717

#### **Risk Management**

The Trustees have examined the major strategic, business and operational risks which the Charity faces and confirm that systems have been established to enable the Charity to lessen or mitigate those risks.

#### **Appointment of Trustees**

No more than seven members make up the Register of Trustees. Three Trustees are appointed by the Parish Council, three are nominated by the other Trustees, the seventh the Vicar of Wye or his representative. Normally when a Trustee retires a new one is appointed as soon as possible however there may be a gap of a few months before this can be achieved.

On behalf of the Trustee

S.K.Gower

Clerk to the Trustees

**Independent Examiner's Report to the Trustees of**  
**Wye Almshouse Charity**

This is to certify that I have examined the Cash Book and all supporting records of the Charity for the year ending 31<sup>st</sup> March 2025 and find them to be a true and accurate record of the transactions as reflected in the Income and Expenditure Accounts attached to this Report.

I believe that the ongoing requirements to keep records of financial transactions in the form of a Receipts and Payments Statement have been met.

Date

J. Burley

Independent Examiner

**Wye Almshouse Charity****Statement of Financial Activities for the year ended 31 March 2025 incorporating an Income and Expenditure Account**

	<b>2025</b>	<b>2024</b>
	<b>£</b>	<b>£</b>
<b>Income</b>		
Investment Income	5,822	5,628
Land Rental	2,350	4,700
Weekly Maintance Contribution	30,738	26,926
<b>Total income</b>	<u>38,910</u>	<u>37,254</u>
<b>Expenditure</b>		
Admin Expenses	(4,614)	(4,949)
Miscellaneous	(2,807)	(930)
Repairs & Maintenance	(35,501)	(35,190)
Services	(4,606)	(7,189)
<b>Total expenditure</b>	<u>(47,528)</u>	<u>(48,258)</u>
<b>Net expenditure before investment gain</b>	(8,618)	(11,005)
Net gain on investments	16,642	29,880
<b>Net income and movement in funds</b>	<u>8,024</u>	<u>18,875</u>
<b>Reconciliation of funds</b>		
Fund balances brought forward at 1 April	485,546	466,671
Fund balances carried forward at 31 March	<u><u>493,570</u></u>	<u><u>485,546</u></u>

**Balance sheet**  
**As at 31 March 2025**

		<b>31-Mar-25</b>	<b>31-Mar-24</b>
<b>Fixed Assets</b>			
<i>M&amp;G Charity Multi Asset</i>			
Number of Income Shares	5,488	5,108	4,989
Number of Accumulation Shares	2,274	280,306	260,619
 <i>Charities' Official Investment Fund</i>			
Number of Units	3,352	65,299	68,490
 <i>Invesco Equity Income ( UK) Income Shares</i>			
Number of Income Shares	109,931	112,140	110,348
Total Investments		<u>462,853</u>	<u>444,446</u>
 <b>Current Assets</b>			
Cash at bank		30,717	44,543
 <b>Current Liabilities</b>			
Creditors: amounts falling due within one year		0	(3,443)
<b>Net assets</b>		<u><u>493,570</u></u>	<u><u>485,546</u></u>
 <b>Total Charity Funds</b>		 <u><u>493,570</u></u>	 <u><u>485,546</u></u>

Signed R. Judge

Signed N.Russell

## **Wye Almshouse Charity**

### **Trustees Report for Year Ending 31<sup>st</sup> March 2025**

#### **Summary of Activities**

Renovation to the Almshouse that had become vacant towards the end of 2023 was finally completed and a new resident moved in on 1<sup>st</sup> April 2024. Having been a resident of Wye for some years they found it very easy to settle into their new home.

An electrical inspection in addition to the annual boiler servicing and gas safety checks were carried out in all the properties. De-humidifiers were supplied to all the residents which have proved very effective.

The Resident's Contributions for the year amounted to £30,738. The Trustees reviewed the Resident's Contributions as in previous years with a small increase made effective from 1<sup>st</sup> May 2024.

The operating costs were £47,528 similar to the previous year, due in part to some of the costs of renovating the vacant property paid in this year. Other work carried out during the year including repairs to the Old Almshouse roof, converting one-bathroom into a shower room and general maintenance and repair work.

Resulting in the total cost for repairs and maintenance amounting to £35,501. The final loan repayments amounted to £3,608 were paid off during this year. Purchase of investments were m £1,600 resulting in a deficit of £8,618 of expenditure over income.

The closing bank balance stands at £30,717

#### **Risk Management**

The Trustees have examined the major strategic, business and operational risks which the Charity faces and confirm that systems have been established to enable the Charity to lessen or mitigate those risks.

#### **Appointment of Trustees**

No more than seven members make up the Register of Trustees. Three Trustees are appointed by the Parish Council, three are nominated by the other Trustees, the seventh the Vicar of Wye or his representative. Normally when a Trustee retires a new one is appointed as soon as possible however there may be a gap of a few months before this can be achieved.

On behalf of the Trustee

S.K.Gower

Clerk to the Trustees

**Independent Examiner's Report to the Trustees of**  
**Wye Almshouse Charity**

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I believe that the ongoing requirements to keep records of financial transactions in the form of a Receipts and Payments Statement have been met.

Date

J. Burley

Independent Examiner

**WYE ALMSHOUSE CHARITY**

England & Wales - Charity number 210070

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# Accounts

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## **Wye Almshouse Charity**

### **Trustees Report for Year Ending 31<sup>st</sup> March 2024**

#### **Summary of Activities**

One Almshouse became vacant towards the end of 2023 and a full refurbishment was completed ready for the new resident to move in on 1<sup>st</sup> April 2024. One of the residents moved from the old Almshouse building to one of the bungalows, after improvements were made to the kitchen and some redecoration carried out.

The Resident's Contributions for the year amounted to £26,926 The Trustees reviewed the Resident's Contributions as in previous years with a small increase made effective from 1<sup>st</sup> May 2024.

The operating costs were £48,259 significantly higher than previous years. This was due to the large amount of redecoration work carried out on the exterior of both the Old Almshouse and the bungalows, including, repairs to woodwork and total redecoration during the year. In addition to most of the final costs of refurbishing the vacant property being paid in this year's accounts. Resulting in the total cost for repairs and maintenance amounting to £35,190

Loan repayments amounted to £2,707 and purchase of investments £1,600 resulting in a deficit of £11,005 of expenditure over income.

The closing bank balance stands at £44,543

#### **Risk Management**

The Trustees have examined the major strategic, business and operational risks which the Charity faces and confirm that systems have been established to enable the Charity to lessen or mitigate those risks.

#### **Appointment of Trustees**

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Date

J. Burley

Independent Examiner

**Wye Almshouse Charity****Statement of Financial Activities for the year ended 31 March 2024, incorporating an Income and Expenditure Account**

	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
<b>Income</b>		
Investment Income	5,628	5,540
Land Rental	4,700	7,050
Weekly Maintance Contribution	26,926	26,712
<b>Total income</b>	<u>37,254</u>	<u>39,302</u>
<b>Expenditure</b>		
Admin Expenses	(4,949)	(3,846)
Miscellaneous	(930)	(7,450)
Repairs & Maintenance	(35,190)	(20,730)
Services	(7,189)	(5,098)
<b>Total expenditure</b>	<u>(48,258)</u>	<u>(37,124)</u>
<b>Net (expenditure)/income before investment gain</b>	(11,005)	2,178
Net gain on investments and reduction in loan o/s	29,880	10,428
<b>Net income and movement in funds</b>	<u>18,875</u>	<u>12,606</u>
<b>Reconciliation of funds</b>		
Fund balances brought forward at 1 April	466,671	454,065
Fund balances carried forward at 31 March	<u><u>485,546</u></u>	<u><u>466,671</u></u>

**Balance sheet**  
**As at 31 March 2024**

		<b>31-Mar-24</b>	<b>31-Mar-23</b>
<b>Fixed Assets</b>			
<i>M&amp;G Charity Multi Asset</i>			
Number of Income Shares	5,488	4,989	4,902
Number of Accumulation Shares	2,274	260,619	243,221
 <i>Charities' Official Investment Fund</i>			
Number of Units	3,352	68,490	62,805
 <i>Invesco Equity Income ( UK) Income Shares</i>			
Number of Income Shares	109,931	110,348	102,038
 Total Investments		<u>444,446</u>	<u>412,966</u>
 <b>Current Assets</b>			
Cash at bank		44,543	59,631
 <b>Current Liabilities</b>			
Creditors: amounts falling due within one year		(3,443)	(5,926)
 <b>Net assets</b>		<u><b>485,546</b></u>	<u><b>466,671</b></u>
 <b>Total Charity Funds</b>		<u><b>485,546</b></u>	<u><b>466,671</b></u>

Signed

R. Judge

Signed

N.Russell

**Balance sheet**  
**As at 31 March 2024**

		<b>31-Mar-24</b>	<b>31-Mar-23</b>
<b>Fixed Assets</b>			
<i>M&amp;G Charity Multi Asset</i>			
Number of Income Shares	5,488	4,989	4,902
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 <b>Current Assets</b>			
Cash at bank		44,543	59,631
 <b>Current Liabilities</b>			
Creditors: amounts falling due within one year		(3,443)	(5,926)
<b>Net assets</b>		<u><u>485,546</u></u>	<u><u>466,671</u></u>
 <b>Total Charity Funds</b>		 <u><u>485,546</u></u>	 <u><u>466,671</u></u>

Signed

R. Judge

Signed

N.Russell

Wye Almshouse Charity  
Financial Activities  
1st April 2023 - 31st March 2024

**INCOME**

Investment Income	5,628.11
Land Rental	4,700.00
Weekly Maintenance Contribution	26,925.64
<b>Total INCOME</b>	<b>37,253.75</b>

**EXPENDITURE**

**Admin**

Clerks Remuneration	3,660.00
Misc Admin Costs	630.36
Subscriptions	659.00

**Total ADMIN EXPENSES** **4,949.36**

**Miscellaneous**

Loan Repayments	2,707.83
Residents Gifts and Lunch	318.20
Securities	1,600.00
Miscellaneous Costs	311.43

**Total MISCELLANEOUS COSTS** **4,937.46**

**Repairs & Maintenance**

Electrical	
Gardening	2,190.00
General maintenance	27,443.50
Boiler Servicing	1,495.34
Plumbing	4,060.80

**Total REPAIRS AND MAINTENANCE** **35,189.64**

**Services**

EDF Electric	1,524.00
Insurance	1,482.10
Lifeline Alarm System	449.40
SE Water	2,105.44
Miscellaneous costs	1,628.28

**Total SERVICES** **7,189.22**

**Total EXPENDITURE** **52,265.68**

## **Wye Almshouse Charity**

### **Trustees Report for Year Ending 31<sup>st</sup> March 2024**

#### **Summary of Activities**

One Almshouse became vacant towards the end of 2023 and a full refurbishment was completed ready for the new resident to move in on 1<sup>st</sup> April 2024. One of the residents moved from the old Almshouse building to one of the bungalows, after improvements were made to the kitchen and some redecoration carried out.

The Resident's Contributions for the year amounted to £26,926 The Trustees reviewed the Resident's Contributions as in previous years with a small increase made effective from 1<sup>st</sup> May 2024.

The operating costs were £48,259 significantly higher than previous years. This was due to the large amount of redecoration work carried out on the exterior of both the Old Almshouse and the bungalows, including, repairs to woodwork and total redecoration during the year. In addition to most of the final costs of refurbishing the vacant property being paid in this year's accounts. Resulting in the total cost for repairs and maintenance amounting to £35,190

Loan repayments amounted to £2,707 and purchase of investments £1,600 resulting in a deficit of £11,005 of expenditure over income.

The closing bank balance stands at £44,543

#### **Risk Management**

The Trustees have examined the major strategic, business and operational risks which the Charity faces and confirm that systems have been established to enable the Charity to lessen or mitigate those risks.

#### **Appointment of Trustees**

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On behalf of the Trustee

S.K.Gower  
Clerk to the Trustees

**Independent Examiner's Report to the Trustees of**  
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Date

J. Burley

Independent Examiner

**WYE ALMSHOUSE CHARITY**

England & Wales - Charity number 210070

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# Accounts

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## **Wye Almshouse Charity**

### **Trustees Report for Year Ending 31<sup>st</sup> March 2023**

#### **Summary of Activities**

The vacant Almshouses undertook a full refurbishment during at the end of this year ready for a new resident to move in. The Resident's Contributions amounted to £26,712.20. The Trustees have reviewed the Resident's Contributions as in previous years with a small increase being made. The operating costs were £ 29,673.51 higher than previous years in account of extra work carried out. The exterior of Old Almshouses was in need of redecorating to be done during the next financial year. Loan repayments amounted to £5,415.66 purchase of investments to £1,600. Miscellaneous payments amounted to £434.70 resulting in a surplus of £2,177.85h of income/ expenditure. The closing bank balance stands at £59,630.78.

#### **Risk Management**

The Trustees have examined the major strategic, business and operational risks which the Charity faces and confirm that systems have been established to enable the Charity to lessen or mitigate those risks.

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J. Burley

Independent Examiner

Wye Almshouse Charity  
Year End Accounts 2023

	<u>2022/2023</u>	<u>2021/2022</u>
<b>INCOME</b>		
Investment Income	£ 5,539.52	£ 4,894.40
Land Rental	£ 7,050.00	£ 2,350.00
Weekly Maintenance Contribution	£ 26,712.20	£ 25,882.00
Miscellaneous		
<b>Total INCOME</b>	<b>£ 39,301.72</b>	<b>£ 33,126.40</b>
<b>EXPENDITURES</b>		
Admin Expenses	£ 3,845.54	£ 4,048.47
Miscellaneous	£ 7,450.36	£ 7,204.16
Repairs & Maintenance	£ 20,729.54	£ 14,997.70
Services	£ 5,098.43	£ 4,876.48
<b>Total EXPENDITURE</b>	<b>£ 37,123.87</b>	<b>£ 31,126.81</b>
<b>SURPLUS / DEFICIT</b>	<b>£ 2,177.85</b>	<b>£ 1,999.59</b>
<b>CASH IN BANK</b>		
Adjusted opening balance	<b>£57,452.93</b>	
Add surplus for the year	2,177.85	
Closing Bank Balance 31/3/23	<u><b>£ 59,630.78</b></u>	

Signed

R. Judge

Signed

N.Russell

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## **Wye Almshouse Charity**

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Clerk to the Trustees

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Date

J. Burley

Independent Examiner

**WYE ALMSHOUSE CHARITY**

England & Wales - Charity number 210070

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# Accounts

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## **Wye Almshouse Charity**

### **Report of the Trustees for Year Ending 31<sup>st</sup> March 2021**

#### **Summary of Activities**

All the Almshouses have been fully occupied throughout the year and the Almshouses were found to be in good condition. The resident's contributions amounted to £25,730. The Trustees have reviewed the Resident's Contributions as in previous years and a small increase was applied.

The operating costs were £16,295 making the comparative operating cost in line with previous years when allowing for work unable to be carried out due to the Covid restrictions.

Loan repayments amounted to £5,416 ,purchase of investments to £1,600.

Miscellaneous payments amounted to £752 resulting in a surplus of £13,531 of income over expenditure. The closing bank balance stands at £55,453

#### **Risk Management**

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Date 11/11/2021

J. Burley

Independent Examiner

## **Wye Almshouse Charity**

### **Report of the Trustees for Year Ending 31<sup>st</sup> March 2021**

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