

Charity number: 210380

AGE CONCERN WARE (A Company Limited by Guarantee)

Trustees' Report and Unaudited Financial Statements

For The Year Ended 31 March 2025

Mansell & Co
Chartered Certified Accountants
5 Ducketts Wharf
South Street
Bishops' Stortford
Hertfordshire
CM23 3AR

AGE CONCERN WARE
(A Company Limited by Guarantee)

Contents

	Page
Reference and Administration Information	1
Trustees' Annual Report	2-3
Independent Examiners Report	4
Statement of Financial Activities	5-6
Balance Sheet	7
Notes to the Unaudited Financial Statements	8-10

AGE CONCERN WARE
(A Company Limited by Guarantee)

Reference and Administration Information

Trustees

Harry Evans
Val Hutcheon
Kathy Sanders
Micheal Standley

Company secretary

Val Hutcheon

Chief executive officer

Val Hutcheon

Chairman

Cliff Baylis

Treasurer

Cliff Baylis

Charity registration number

210380

Registered office

The Age Concern Centre
Priory Street
Ware
Hertfordshire
SG12 0DE
United Kingdom

Website

<https://theriversidehallware.co.uk/>

Bankers

Barclays Bank Plc
1 Churchill Place
London
E14 5HP

Independent examiner

Wilton Lyndon Ltd T/A Mansell & Co.
Chartered Certified Accountants
5 Ducketts Wharf
South Street
Bishop's Stortford
Hertfordshire
CM23 3AR

AGE CONCERN WARE
(A Company Limited by Guarantee)

Trustees' Annual Report for the Year Ended 31 March 2025

AGE CONCERN WARE – REPORT TO THE TRUSTEES

The Trustees present their Report and Financial Statements of the Charity for the year ended 31st March 2025. Under its revised constitution dated 15th July 2004 and approved by the Charity Commission, the object of the Charity is to promote the relief of elderly people in and around the administrative area of Ware Town Council, in any manner which now is or hereafter may be deemed by law to be charitable, and which the Trustees may consider appropriate to the needs of the said elderly and within the capacity of the Association to provide. This is currently effected by the provision of the Centre in Priory Street, Ware at which a variety of activities is enjoyed by the older generation of the area. This site is held on a 99-year lease from the East Herts District Council, which expires on 31st December 2072 and for which a peppercorn rent is paid. The Charity is in receipt of Charity Relief in respect of Council Tax.

Under its Constitution membership of the Association, Age Concern Ware shall be accorded to such statutory bodies and voluntary organisations as may now or hereafter be invited by the Association to co-operate through such membership. In addition, persons having a special interest in the Charity may be co-opted as individual members. The Annual General Meeting, in July each year, appoints the overall membership up to 14 persons plus the Chairman, Vice Chairman and honorary officers to the Executive Committee (The Trustees) which undertakes the general control and management of the Charity. The committee meets regularly throughout the year. The Trustees remain conscious of the help and interest provided by many people and organisations within the Town and express their thanks to all concerned.

People using the Centre organise themselves into Clubs, - Art, Dance, Keep Fit and Whist – with a total membership of around 250. The clubs are self-financing, and between them donated around £10,000 to the General fund during the year under review. Various clubs arrange for day trips and there are weekly lunches on a Tuesday at the Centre. 'Churches Together of Ware' use the Centre for a Christmas Day dinner for those otherwise alone at this time of year. Outside of the time allotted to our own clubs, the Centre continues to provide a meeting place for local groups and is usually available for weekend lettings.

No Capital expenditure was carried out during the financial year.

In addition to other donations during the year, we received the sum of c. £8,617 from Marjerie Mablethorpe. We are very grateful for this and the many other donations received. Our main source of income continues to be letting of the Centre.

Reserves Policy – All funds generated by Age Concern Ware are applied directly to furtherance of its objectives. We aim to break even on an annual basis and we keep a high level of reserves, which also provide much needed annual investment income. We continue to use any surpluses (plus grants if applicable) on repairs and/or improvements to the buildings as necessary. The bulk of the reserves are invested in UK Government Stocks and advice on these is obtained from time to time. The surplus on the Club funds is held at the disposal of the Club Committees.

RESPONSIBILITIES OF THE TRUSTEES

Charity law requires the Trustees to prepare financial statements for each financial year that give a true and fair view of the Charity's transactions and of the disposition of the Charity's assets and liabilities at the year end.

The Trustees are required to (i) select suitable accounting policies and apply them consistently, (ii) make judgements and estimates that are reasonable and prudent, (iii) state whether the financial statements have been prepared in accordance with parts 2 and 3 of Statement of Recommended Practice No.2 subject to any material departures disclosed and explained in the financial statements, (iv) prepare the accounts on a 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 to enable them to prepare financial statements that comply with the Charities Act 1993. 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. The following accounts comply with current statutory requirements and with the requirements of the Charity's governing document.

AGE CONCERN WARE
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INDEPENDENT EXAMINER

A resolution was proposed by the Trustees to appoint an Independent Examiner to the Trust for the ensuing year. Therefore we have now appointed Chartered Certified Accountants, Mansell & Co, of South Street, Bishop's Stortford to produce our Annual Accounts and financial statements.

Signed on behalf of the Trustees of AGE CONCERN WARE (Charity Registration No. 210380)
on 22 January 2026.

CHAIRMAN..... Mr C. Baylis

HON. SECRETARY..... Mrs V. Hutcheon

HON. TREASURER..... Mr C. Baylis

**AGE CONCERN WARE
(A Company Limited by Guarantee)**

**Independent Examiner's Report
for the Year Ended 31 March 2025**

Independent examiner's report to the trustees of Age Concern Ware

I report to the trustees (who are also Directors for the purpose of company law) on my examination of the financial statements of Age Concern Ware ('the charitable company') for the year ended 31 March 2025 which comprise the Statement of Financial Activities, the Balance Sheet and related notes.

This report is made solely to the charity's trustees, as a body, in accordance with section 145 of the Charities Act 2011. My work has been undertaken so that I might state to the charity's trustees those matters I am required to state to them in this report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the charity's trustees as a body, for my work, for this report, or for the opinions I have formed.

Responsibilities and basis of report

As the trustees of charitable company you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the financial statements of the charitable company are not required to be audited under Part 16 of the Act and are eligible for independent examination, I report in respect of my examination of the charitable company's financial statements carried out under section 145 of the Charities Act 2011 ('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 2011 Act.

An independent examination does not involve gathering all the evidence that would be required in an audit and consequently does not cover all the matters that an auditor considers in giving their opinion on the financial statements. The planning and conduct of an audit goes beyond the limited assurance that an independent examination can provide. Consequently I express no opinion as to whether the financial statements present a 'true and fair' view and my report is limited to those specific matters set out in the independent examiner's statement.

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:

- accounting records were not kept in respect of the charitable company as required by section 386 of the 2006 Act; or
- the financial statements do not accord with those records; or
- the financial statements do not comply with the accounting requirements of section 396 of the 2006 Act other than any requirement that the financial statements give a 'true and fair view which is not a matter considered as part of an independent examination; or
- the financial statements have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)

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 financial statements to be reached.

Darren White FCCA MAAT
Mansell & Co
Chartered Certified Accountants
5 Ducketts Wharf
South Street
Bishop's Stortford
Hertfordshire
CM23 3AR

Date: 22 January 2026

AGE CONCERN WARE
(A Company Limited by Guarantee)

Statement of Financial Activities (including Income & Expenditure Account)
for the Year Ended 31 March 2025

	<u>Notes</u>	Unrestricted funds £	Restricted funds £	31.03.25 Total funds £	31.03.24 Total funds £
Income from:					
Donations Received		16,692	-	16,692	1,279
Fund Raising Activities General		6,659	-	6,659	876
Fund Raising Activities Clubs		10,336	-	10,336	10,236
Investment Income Government Securities		3,642	-	3,642	13,642
Other Income		345	-	345	15
Rent Income Regular		14,544	-	14,544	20,818
Rent Income Casual		5,940	-	5,940	2,872
Bank Interest Received		88	-	88	92
Total income		58,246	-	58,246	49,830
Cost of sales:					
Miscellaneous Purchases		(347)	-	(347)	(471)
Fund Raising Expenses		-	-	-	(7,186)
Social Activities Club		-	-	-	(433)
		(347)	-	(347)	(8,090)
Gross profit		57,899	-	57,899	41,740
Expenses: (analysed below)					
Employment costs		(1,500)	-	(1,500)	(1,876)
Establishment costs		(55,178)	-	(55,178)	(45,321)
General administrative expenses		(3,325)	-	(3,325)	(2,078)
Finance charges		-	-	-	(50)
Depreciation charges		(2,479)	-	(2,479)	(3,378)
Total expenditure		(62,482)	-	(62,482)	(52,703)
Net income / (expenditure)		(4,583)	-	(4,583)	(10,963)
Transfers between funds	4	(5,309)	-	(5,309)	(16,338)
Net movement in funds		(9,892)	-	(9,892)	(27,301)
Reconciliation of funds:					
Total funds brought forward		153,388	-	153,388	180,689
Total funds carried forward		143,496	-	143,496	153,388

The above results were derived from continuing operations.

The charity has no recognised gains or losses for the year other than the results above.

AGE CONCERN WARE
(A Company Limited by Guarantee)

Statement of Financial Activities (including Income & Expenditure Account)
for the Year Ended 31 March 2025

	Unrestricted funds £	Restricted funds £	31.03.25 Total funds £	31.03.24 Total funds £
Employment costs:				
Wages – Regular	1,500	-	1,500	1,876
	<u>1,500</u>	<u>-</u>	<u>1,500</u>	<u>1,876</u>
Establishment costs:				
Water Rates	1,758	-	1,758	1,283
Premises Insurance	4,262	-	4,262	4,114
Gas	5,980	-	5,980	6,500
Electricity	9,430	-	9,430	12,587
Repairs and Renewals	19,666	-	19,666	6,387
Cleaning	5,200	-	5,200	4,700
Waste Collection	2,530	-	2,530	2,340
Premises Expenses	5,508	-	5,508	6,500
Window Cleaning	-	-	-	-
Toilet Supplies	844	-	844	910
	<u>55,178</u>	<u>-</u>	<u>55,178</u>	<u>45,321</u>
General administrative expenses:				
YELL Webpage	-	-	-	-
Travelling	-	-	-	-
Postage and Carriage	-	-	-	25
Telephone	881	-	881	686
Office Broadband	411	-	411	443
Office Stationery	-	-	-	66
Sage Support	174	-	174	319
Licences	180	-	180	180
Accountancy Fees	1,440	-	1,440	-
Gratuities	-	-	-	-
Consultancy Fees	239	-	239	359
	<u>3,325</u>	<u>-</u>	<u>3,325</u>	<u>2,078</u>
Finance charges:				
Bank Charges	-	-	-	-
Unpaid Cheques Returned	-	-	-	50
	<u>-</u>	<u>-</u>	<u>-</u>	<u>50</u>
Depreciation charges:				
Depreciation of property	464	-	464	464
Depreciation of outbuildings and grounds	-	-	-	-
Depreciation of furniture and equipment	2,015	-	2,015	2,015
Depreciation of plant and equipment	-	-	-	899
	<u>2,479</u>	<u>-</u>	<u>2,479</u>	<u>3,378</u>
Interest payable:				
Other interest payable	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

AGE CONCERN WARE
(A Company Limited by Guarantee)

Balance Sheet as at 31 March 2025

	<u>Notes</u>	2025	2024
		£	£
Fixed assets			
Tangible assets	3	35,472	37,951
Current assets			
Stocks and Shares	4	88,253	93,561
Cash at bank and in hand		15,532	21,876
Debtors		-	-
		<u>103,785</u>	<u>115,437</u>
Creditors: Amounts falling due within one year		<u>-</u>	<u>-</u>
Net current assets		<u>103,785</u>	<u>115,437</u>
Net assets		<u>139,257</u>	<u>153,388</u>
Charity funds	5		
Unrestricted funds		138,675	154,947
Restricted funds		5,165	9,404
Losses for the period		<u>(4,583)</u>	<u>(10,963)</u>
Total funds		<u>139,257</u>	<u>153,388</u>

For the financial year ending 31 March 2025 the charitable company was entitled to exemption from audit under section 477 of the Companies Act 2006.

Trustees' responsibilities:

- The members have not required the charitable company to obtain an audit of its accounts for the year in question in accordance with section 476 of the Companies Act 2006; and
- The Trustees acknowledge their responsibilities for complying with the requirements of the Act with respect to accounting records and the preparation of accounts.

These financial statements have been prepared in accordance with the special provisions relating to charitable companies subject to the small companies regime within Part 15 of the Companies Act 2006.

Approved and authorised by the Board of Trustees on 22 January 2026 and signed on its behalf by:

Cliff Baylis – Chair

AGE CONCERN WARE
(A Company Limited by Guarantee)

Notes to the Unaudited Financial Statements for the Year Ended 31 March 2025

1. Accounting policies

Summary of significant accounting policies and key accounting estimates

The principle accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

Statement of compliance

The charity is a public benefit entity and these financial statements have been prepared in accordance with the Charities SORP (FRS 102) – ‘Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities, the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Companies Act 2006.

The financial statements have been prepared to give a ‘true and fair’ view and have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a ‘true and fair view’. This departure has involved following ‘Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (Second Edition)’ rather than the Accounting and Reporting by Charities: Statement of Recommended Practice effective from 1 April 2005 which has since been withdrawn.

Basis of preparation

The financial statements have been prepared using the historic cost convention except that as disclosed in the accounting policies certain items are shown at fair value.

Income

All income is recognised once the charity has entitlement to the income, it is probable that the income will be received and the amount of income receivable can be measured reliably. The following policies are applied to particular categories of income:

Grants are included in the Statement of Financial Activities on a receivable basis. The balance of income received for specific purposes but not expended during the period is shown in the relevant funds on the Balance Sheet. Where income is received in advance of entitlement of receipt, its recognition is deferred and included in creditors as deferred income. Where entitlement occurs before income is received, the income is accrued.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all costs related to the category. Where costs cannot be directly attributed to particular headings, they have been allocated to activities on a basis consistent with the use of resources.

Irrecoverable VAT is charged as a cost against the activity for which the expenditure was incurred.

Tax

The charity is exempt from corporation tax on its charitable activities.

AGE CONCERN WARE
(A Company Limited by Guarantee)

Notes to the Unaudited Financial Statements for the Year Ended 31 March 2025

Tangible assets

Tangible assets are stated in the balance sheet at cost, less any subsequent accumulated depreciation and subsequent accumulated impairment losses.

The cost of tangible assets includes directly attributable incremental costs incurred in their acquisition and installation.

Depreciation

Depreciation is charged so as to write off the cost of assets, other than land and properties under construction over their estimated useful lives, as follows:

Asset class	Depreciation method and rate
Building	Reducing balance over 99 years (51 remaining)
Outbuildings and Grounds	Reducing balance over 10 years
Furniture, Fittings and Equipment	Reducing balance from 5 to 10 years

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and call deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of change in value.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular purposes within the objectives of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Going concern

The trustees consider that there are no material uncertainties about the charitable company's ability to continue as a going concern.

The trustees do not consider that there are any sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next reporting period.

2. Trustees' remuneration and benefits

There were no Trustees' remuneration or other benefits for the year ended 31 March 2025 nor for the year ended 31 March 2024.

Trustees' expenses

There were no Trustees' expenses paid for the year ended 31 March 2025 nor for the year ended 31 March 2024.

AGE CONCERN WARE
(A Company Limited by Guarantee)

Notes to the Unaudited Financial Statements for the Year Ended 31 March 2025

3. Tangible fixed assets

	Property / Building £	Outbuildings and Grounds £	Furniture and Equipment £	Plant and Equipment £
Cost				
As at 1 April 2024	45,877	20,405	20,152	8,994
Additions	-	-	-	-
As at 31 March 2025	45,877	20,405	20,152	8,994
Depreciation				
As at 1 April 2024	21,780	20,405	6,298	8,994
Charge for the year	464	-	2,015	-
As at 31 March 2025	22,244	20,405	8,313	8,994
Net book value				
As at 31 March 2025	23,633	-	11,839	-
As at 31 March 2024	24,097	-	13,854	-

4. Stocks and Shares

	2025 £	2024 £
Walker Crips - Fixed Interest Gilts (4.25%)	46,588	47,007
Walker Crips - Cash Portfolio	5,034	5,098
Treasury Stocks (4.75%) C410783	16,279	18,423
Treasury Stocks (4.75%) C436625	20,352	23,033
Treasury Stocks (5 %)	-	-
	88,253	93,561

5. Movement in funds

	Balance at 01.04.24 £	Net movement in funds £	Transfers between funds £	Balance at 31.03.25 £
Unrestricted funds				
Unrestricted funds b/fwd	131,513	(5,309)	2,105	128,309
General Fund	12,471	-	(2,105)	10,366
	143,984	(5,309)	-	138
Restricted funds				
Art Club	4,428	(2,129)	-	2,299
Dance Club	3,446	(1,444)	-	2,002
Keep Fit	1,530	(666)	-	864
	9,404	(4,239)	-	5,165
Less losses for the period	-	(4,583)	-	(4,583)
Total funds	153,388	(14,131)	-	139,257