

# RUABON ALMSHOUSE CHARITY

England & Wales · Charity number 213155

## Details

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**Status** Registered

**Legal form** Other

**Registered** 1975-03-18

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

## Contact

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**Address** 118 Pont Adam Crescent  
Ruabon  
Wrexham  
LL14 6EF

**Phone** 07399403952

**Email** [ruabonunitedcharities@gmail.com](mailto:ruabonunitedcharities@gmail.com)

## Activities

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**Objects:** THE ALMSPEOPLE SHALL BE POOR PERSONS WHO ARE RESIDENT IN THE AREA OF BENEFIT AT THE TIME OF APPOINTMENT

**Activities:** To provide low cost housing for low income persons/families

## Classification

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- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Elderly/old People, People With Disabilities, The General Public/mankind

## Geography

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- **Area of benefit:** COMMUNITIES OF CEFN, PEN Y CAE, RHOSLLANCHRUGOG AND RUABON.
- Wrexham

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£38,701	£46,216	-	-
2023-12-31	£33,617	£84,671	-	-
2022-12-31	£29,613	£27,309	-	-
2021-12-31	£37,279	£25,567	-	-
2020-12-31	£36,439	£22,962	-	-

## Trustees

Name	Role	Appointed
<b>REV KATE TILTMAN</b>	Chair	2014-03-31
Joan Lowe		2006-07-10
Julie Mackreth		2022-10-18
Sonia Tyger Benbow-Jones		2018-10-09
Susan Hallard		2022-07-19

**RUABON ALMSHOUSE CHARITY**

England & Wales - Charity number 213155

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# Accounts

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**REGISTERED CHARITY NUMBER: 213155**

**REPORT OF THE TRUSTEES AND  
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST DECEMBER 2024  
FOR  
RUABON ALMSHOUSE CHARITY**

**Guy Walmsley Limited  
Chartered Accountants  
3 Grove Road  
Wrexham  
LL11 1DY**

**RUABON ALMSHOUSE CHARITY**

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FOR THE YEAR ENDED 31ST DECEMBER 2024**

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**RUABON ALMSHOUSE CHARITY**

**REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31ST DECEMBER 2024**

**REFERENCE AND ADMINISTRATIVE DETAILS**

**Registered Charity Number**  
213155

**Registered Housing Association**  
A024

**Principal Address**  
Mr R Berwyn Thomas  
Clerk to the Trustees  
118 Pont Adam Crescent  
Ruabon  
Wrexham  
LL14 6EF

**Trustees**

Reverend Kate Tiltman  
Mrs Sue Tye  
Mrs Julie Mackreth  
Mrs Susan Hallard  
Mrs Joan M Lowe  
Mrs Sonia Tyger Benbow-Jones  
Mrs Elise Jackson

**Chairperson**

**Independent Examiner**  
Guy Walmsley Limited  
Chartered Accountants  
3 Grove Road  
Wrexham  
LL11 1DY

## RUABON ALMSHOUSE CHARITY

### REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31ST DECEMBER 2024

#### STRUCTURE, GOVERNANCE AND MANAGEMENT

##### Governing Document

The charity is controlled by its Trustee deed which was sealed on the 18th March 1975 and constitutes an Unincorporated Charity.

##### Organisational Structure

The board of Trustees comprises 7 Trustees, 3 ex-officio trustees (the Vicar and Churchwardens for the parish) and 4 Nominative Trustees, who each serve a period of 4 years. Each Nominative Trustee is nominated by the Community Councils of Cefn Mawr, Penycae, Rhosllanerchrugog and Ruabon.

The Trustees hold 4 ordinary meetings per annum with any additional special meetings as required.

##### Recruitment and appointment of new trustees

The individual community councils nominate new Trustee appointments and re-appointments to the board as and when periods of service have come to an end.

##### Induction and training of new trustees

New Trustees are given Charity Commission guidance on Trustee duties and responsibilities when commencing their Trustee roles.

##### Risk Management

The Trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

#### OBJECTIVES AND ACTIVITIES

##### Objectives & Activities

The main purpose of the Charity is to provide low cost housing for low income people and families.

The aims people shall be persons in need who are resident in the area of benefit at the time of appointment. The area of benefit are the communities of Cefn Mawr, Pen Y Cae, Rhosllanerchrugog and Ruabon.

#### ACHIEVEMENT AND PERFORMANCE

During 2024 the trustees held 4 meetings and received 1 report. They attended 2 site visits and 3 policy. Several further meetings were held to discuss the progress on the refurbishment of nos 1-5 church houses, grade 2 properties within the Ruabon Conservation area which began in 2023. The properties have had extensive exterior refurbishment including new timber window frames to house refurbished cast iron inserts, lead flashing, replacement of the front doors to comply with conservation policy/ best practice and new picket gates to the boundary. A high specification for the paint and render to the external walls has begun in conservation with the conservation officer.

The charity is keen to invest in the properties to preserve and protect their historic character and to ensure they continue to serve as pleasant and comfortable homes.

The Trustees would like to thank Wrexham councils Paul Martin as part of its house proud scheme. The scheme helps property owners manage repairs and renovations, and provides safeguards so they know work will be carried out safely and to a high standard.

All properties were occupied during 2024.

Two community trustees were appointed to vacancies that had become available.

**RUABON ALMSHOUSE CHARITY**

**REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31ST DECEMBER 2024**

**FINANCIAL REVIEW**

**Principal Funding Sources**

The principal funding sources for the charity are the maintenance contributions paid by residents. Funding is also received from investments in the National Association of Almshouses, the Charities Official Investment Fund and the Charities Official Investment Fund Cyclical.

**Investment Policy and Objectives**

Ruabon Almshouse governing document authorises the investment of monies not immediately required for its purpose in or upon such investments as may be thought fit, subject nevertheless to such conditions, if any, as may for the time being be imposed by the trustees or required by law.

The decision to invest in easy access and longer term funds was taken by Trustees to mitigate the risk associated with investing solely in one fund whilst ensuring the best return on investment for the charity.

Investment policies are kept under review by the Trustees.

**Reserves Policy**

The Charity scheme states that the Trustees 'shall establish and maintain a reserve fund, to be entitled Extraordinary Repair Fund'. Transfers of not less than £210 are made to the fund annually, which is the amount invested in to NAACIF.

A minimum of 6 months maintenance contributions should be held to cover ordinary annual maintenance costs.

Approved by order of the board of Trustees on 29/10/25 and signed on its behalf by:



Reverend Kate Tiltman - Chairperson



Mr Richard Berwyn Thomas

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
RUABON ALMSHOUSE CHARITY**

**Independent examiner's report to the trustees of Ruabon Almshouse Charity**

I report to the charity trustees on my examination of the accounts of Ruabon Almshouse Charity for the year ended 31st December 2024

**Responsibilities and basis of report**

As the charity's trustees of Ruabon Almshouse Charity 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 Act and in carrying out my examination I have followed all 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 in connection with the examination giving me cause to believe that in any material respect:

- 1 Accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
- 2 the accounts do not accord with those records; or
- 3 the accounts do 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.

*AS Griffiths*

A. Simon Griffiths  
for and on behalf of Guy Walmsley Limited  
Chartered Accountants  
3 Grove Road  
Wrexham  
LL11 1DY

Date: *30/10/25*

**RUABON ALMS HOUSE CHARITY**  
**CHARITY NUMBER 213155**  
**RECEIPTS AND PAYMENTS ACCOUNT**  
**FOR THE YEAR END 31ST DECEMBER 2024**

	Unrestricted Funds £	Restricted Funds £	Endowment funds £	2024 Total funds £	2023 Total funds £
<b>RECEIPTS</b>					
Maintenance contributions	34,017	-	-	34,017	28,980
Dividends received	596	-	-	596	588
Interest received	464	-	-	464	593
<b>SUBTOTAL</b>	<u>35,077</u>	<u>-</u>	<u>-</u>	<u>35,077</u>	<u>30,161</u>
<b>ASSETS AND INVESTMENTS SALES</b>					
Dividends from investments	3,624	-	-	3,624	3,456
<b>TOTAL RECEIPTS</b>	<u>38,701</u>	<u>-</u>	<u>-</u>	<u>38,701</u>	<u>33,617</u>
<b>PAYMENTS</b>					
Clerk's Remuneration	2,820	-	-	2,820	2,820
Agent Management fees	3,223	-	-	3,223	2,662
Insurance	2,391	-	-	2,391	2,311
Bank charges & Loan Interest	1,519	-	-	1,519	1,978
Postage, Stationery & Advertising	64	-	-	64	-
Repairs & Maintenance	-	-	-	-	2,514
Independent Examination	1,200	-	-	1,200	2,310
Sundry Expenses	230	-	-	230	-
Training & Subscriptions	1,164	-	-	1,164	684
Investments	210	-	-	210	-
Loan repayments - Net	7,316	-	-	7,316	6,861
<b>SUBTOTAL</b>	<u>20,137</u>	<u>-</u>	<u>-</u>	<u>20,137</u>	<u>22,140</u>
<b>ASSETS AND INVESTMENT PURCHASES</b>					
Property refurbishment	22,455	-	-	22,455	59,075
Dividends from Investments reinvested	3,624	-	-	3,624	3,456
<b>SUBTOTAL</b>	<u>26,079</u>	<u>-</u>	<u>-</u>	<u>26,079</u>	<u>62,531</u>
<b>TOTAL PAYMENTS</b>	<u>46,216</u>	<u>-</u>	<u>-</u>	<u>46,216</u>	<u>84,671</u>
<b>NET OF RECEIPTS AND PAYMENTS</b>	<u>(7,515)</u>	<u>-</u>	<u>-</u>	<u>(7,515)</u>	<u>(51,054)</u>
<b>TRANSFERS BETWEEN FUNDS</b>					
<b>CASH FUNDS LAST YEAR</b>	<u>32,953</u>	<u>-</u>	<u>-</u>	<u>32,953</u>	<u>84,007</u>
<b>CASH FUNDS AS AT 31ST DECEMBER 2024</b>	<u>25,438</u>	<u>-</u>	<u>-</u>	<u>25,438</u>	<u>32,953</u>

**RUABON ALMS HOUSE CHARITY**  
**CHARITY NUMBER 213155**  
**STATEMENT OF ASSETS AND LIABILITIES**  
**AS AT 31ST DECEMBER 2024**

<b>CASH FUNDS</b>	Unrestricted funds £	Restricted funds £	Endowment funds £	
Current account	1,348	-	-	
Money Manager account	4,579	-	-	
National Savings	10,464	-	-	
Charities Official Investment Fund	9,047	-	-	
<b>TOTAL CASH FUNDS</b>	<b>25,438</b>	<b>-</b>	<b>-</b>	
<b>OTHER MONETARY ASSETS</b>	Unrestricted funds £	Restricted funds £	Endowment funds £	
Recoverable amounts due to the Charity				
Payments Made in Advance	860	-	-	
	<b>860</b>	<b>-</b>	<b>-</b>	
<b>INVESTMENT ASSETS</b>				
	Funds to which assets belong £	Units £	Price per unit £	Valuation £
National Association of Almshouses Common Investment Fund	Unrestricted	977.902	121.283	118,603
Charities Official Investment Fund-Income units	Unrestricted	1,079.690	20.293	21,910
Charities official Investment Fund - Cyclical Maintenance Fund	Unrestricted	202.300	260.616	52,723
				<b>193,236</b>
Growth / (decline) in investment value in Charities Official Investment Fund :				
		<b>2024</b>	<b>2023</b>	
		£	£	
National Association of Almshouses Common investment fund		118,603	109,606	
Charities Official Investment Fund-Income units		21,910	21,426	
Charities official Investment Fund - Cyclical Maintenance Fund		52,723	50,170	
Less valuation brought forward		193,236	181,202	
<b>Growth / (decline) in investment</b>		<b>17,034</b>	<b>167,262</b>	
<b>ASSETS RETAINED FOR CHARITIES OWN USE</b>				
	Funds to which assets belong	2024 valuation £	2023 valuation £	
Land and Buildings:				
24,26 & 33 Cil Y Coed	Unrestricted	425,000	425,000	
36 Wynnstay Gardens	Unrestricted	180,000	180,000	
1-5 Church House (property improvements)	Unrestricted	565,000	565,000	
Nant Y Gwalia (property improvements)	Unrestricted	210,000	210,000	
Property improvements	Unrestricted	81,530	59,075	
Fixtures and fittings	Unrestricted	14,736	14,736	
Computer equipment	Unrestricted	533	533	
		<b>1,476,799</b>	<b>1,454,344</b>	
The Properties; 1-5 Church Houses and Nant Y Gwalia were donated to the charity. The property revaluation was carried out by RG Jones, FRICS.				
<b>LIABILITIES</b>		<b>2024</b>	<b>2023</b>	
		£	£	
Bank loan				
Due within one year		6,437	6,437	
Due after one year		11,876	19,191	
Independent examiner's fees		<b>900</b>	<b>900</b>	

**RUABON ALMSHOUSE CHARITY**

England & Wales - Charity number 213155

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# Accounts

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**REPORT OF THE TRUSTEES AND  
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST DECEMBER 2023  
FOR  
RUABON ALMSHOUSE CHARITY**

Guy Walmsley Limited  
Chartered Accountants & Registered Auditors  
3 Grove Road  
Wrexham  
LL11 1DY

**RUABON ALMSHOUSE CHARITY**

**CONTENTS OF THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31ST DECEMBER 2023**

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**RUABON ALMSHOUSE CHARITY**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31ST DECEMBER 2023**

**REFERENCE AND ADMINISTRATIVE DETAILS**

**Registered Charity Number**

213155

**Registered Housing Association**

A024

**Principal Address**

Mr R Berwyn Thomas  
Clerk to the Trustees  
118 Pont Adam Crescent  
Ruabon  
Wrexham  
LL14 6EF

**Trustees**

Reverend Kate Tiltman  
Mrs Jean A Speare  
Mrs Julie Mackreth  
Mrs Susan Hallard  
Mrs Joan M Lowe  
Mrs Sonia Tyger Benbow-Jones  
Mr Robert Michael Jackson

Chairperson

**Independent Examiner**

Guy Walmsley Limited  
Chartered Accountants  
3 Grove Road  
Wrexham  
LL11 1DY

**RUABON ALMSHOUSE CHARITY**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31ST DECEMBER 2023**

**STRUCTURE, GOVERNANCE AND MANAGEMENT**

**Governing Document**

The charity is controlled by its Trustee deed which was sealed on the 18th March 1975 and constitutes an Unincorporated Charity.

**Organisational Structure**

The board of Trustees comprises 7 Trustees, 3 ex-officio trustees (the Vicar and Churchwardens for the parish) and 4 Nominative Trustees, who each serve a period of 4 years. Each Nominative Trustee is nominated by the Community Councils of Cefn Mawr, Penycae, Rhosllanerchrugog and Ruabon. The Trustees hold 4 ordinary meetings per annum with any additional special meetings as required.

**Recruitment and appointment of new trustees**

The individual community councils nominate new Trustee appointments and re-appointments to the board as and when periods of service have come to an end.

**Induction and training of new trustees**

New Trustees are given Charity Commission guidance on Trustee duties and responsibilities when commencing their Trustee roles.

**Risk Management**

The Trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

**OBJECTIVES AND ACTIVITIES**

**Objectives & Activities**

The main purpose of the Charity is to provide low cost housing for low income people and families. The alms people shall be persons in need who are resident in the area of benefit at the time of appointment. The area of benefit are the communities of Cefn Mawr, Pen Y Cae, Rhosllanerchrugog and Ruabon.

**ACHIEVEMENT AND PERFORMANCE**

During 2023 the Trustees held 2 meetings and received 1 report. Eight further meetings were held to discuss the progress on the refurbishment of Nos 1-5 Church Houses, Grade 2 properties within the Ruabon Conservation area which began that year. One vacancy remains, for a Community Trustee, that became available during 2023.

The properties have had extensive exterior refurbishment including new timber window frames to house refurbished cast iron inserts, lead flashing, replacement of the front doors to comply with conservation policy/best practice and new picket gates to the boundary. A high specification for the paint and render to the external walls was approved in conversation with the Conservation Officer.

The Charity is keen to invest in the properties to preserve and protect their historic character and to ensure they continue to serve as pleasant and comfortable homes.

The Trustees would like to thank Wrexham Council's Paul Martin as part of its House Proud Scheme. The scheme helps property owners manage repairs and renovations, and provides safeguards so they know work will be carried out safely and to a high standard.

One property became vacant during June 2023. This property received a complete interior refurbishment including new kitchen, flooring and paint. A new resident was appointed by the Trustees and moved in in December 2023.

**RUABON ALMSHOUSE CHARITY**

**REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31ST DECEMBER 2023**

**FINANCIAL REVIEW**

**Principal Funding Sources**

The principal funding sources for the charity are the maintenance contributions paid by residents. Funding is also received from investments in the National Association of Almshouses, the Charities Official Investment Fund and the Charities Official Investment Fund Cyclical.

**Investment Policy and Objectives**

Ruabon Almshouse governing document authorises the investment of monies not immediately required for its purpose in or upon such investments as may be thought fit, subject nevertheless to such conditions, if any, as may for the time being be imposed by the trustees or required by law.

The decision to invest in easy access and longer term funds was taken by Trustees to mitigate the risk associated with investing solely in one fund whilst ensuring the best return on investment for the charity.

Investment policies are kept under review by the Trustees.

**Reserves Policy**

The Charity scheme states that the Trustees 'shall establish and maintain a reserve fund, to be entitled Extraordinary Repair Fund'. Transfers of not less than £210 are made to the fund annually, which is the amount invested in to NAACIF.

A minimum of 6 months maintenance contributions should be held to cover ordinary annual maintenance costs.

Approved by order of the board of Trustees on ..... and signed on its behalf by:

Reverend Kate Tiltman - Chairperson

Mr Richard Berwyn Thomas

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
RUABON ALMSHOUSE CHARITY**

**Independent examiner's report to the trustees of Ruabon Almshouse Charity**

I report to the charity trustees on my examination of the accounts of Ruabon Almshouse Charity for the year ended 31st December 2023.

**Responsibilities and basis of report**

As the charity's trustees of Ruabon Almshouse Charity 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 Act and in carrying out my examination I have followed all 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 in connection with the examination giving me cause to believe that in any material respect:

- 1 Accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
- 2 the accounts do not accord with those records; or
- 3 the accounts do 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.

Simon Griffiths (Senior statutory auditor)  
for and on behalf of Guy Walmsley Limited  
Chartered Accountants & Registered Auditors  
3 Grove Road  
Wrexham  
LL11 1DY

Date:

**RUABON ALMS HOUSE CHARITY**  
**CHARITY NUMBER 213155**  
**RECEIPTS AND PAYMENTS ACCOUNT**  
**FOR THE YEAR END 31ST DECEMBER 2023**

	Unrestricted Funds £	Restricted Funds £	Endowment funds £	2023 Total funds £	2022 Total funds £
<b>RECEIPTS</b>					
Maintenance contributions	28,980	-	-	28,980	27,902
Dividends received	588	-	-	588	586
Interest received	593	-	-	593	112
<b>SUBTOTAL</b>	<u>30,161</u>	<u>-</u>	<u>-</u>	<u>30,161</u>	<u>28,600</u>
<b>ASSETS AND INVESTMENTS SALES</b>					
Dividends from investments	3,456	-	-	3,456	1,013
<b>TOTAL RECEIPTS</b>	<u>33,617</u>	<u>-</u>	<u>-</u>	<u>33,617</u>	<u>29,613</u>
<b>PAYMENTS</b>					
Clerk's Remuneration	2,820	-	-	2,820	2,320
Agent Management fees	2,662	-	-	2,662	3,020
Insurance	2,311	-	-	2,311	2,116
Bank charges & Loan Interest	1,978	-	-	1,978	2,399
Postage, Stationery & Advertising	-	-	-	-	60
Repairs & Maintenance	2,514	-	-	2,514	9,041
Independent Examination	2,310	-	-	2,310	600
Sundry Expenses	-	-	-	-	64
Training & Subscriptions	684	-	-	684	240
Loan repayments - Net	6,861	-	-	6,861	6,436
<b>SUBTOTAL</b>	<u>22,140</u>	<u>-</u>	<u>-</u>	<u>22,140</u>	<u>26,296</u>
<b>ASSETS AND INVESTMENT PURCHASES</b>					
Property refurbishment	59,075	-	-	59,075	-
Dividends from investments reinvested	3,456	-	-	3,456	1,013
<b>SUBTOTAL</b>	<u>62,531</u>	<u>-</u>	<u>-</u>	<u>62,531</u>	<u>1,013</u>
<b>TOTAL PAYMENTS</b>	<u>84,671</u>	<u>-</u>	<u>-</u>	<u>84,671</u>	<u>27,309</u>
<b>NET OF RECEIPTS AND PAYMENTS</b>	<u>- 51,054</u>	<u>-</u>	<u>-</u>	<u>- 51,054</u>	<u>2,304</u>
<b>TRANSFERS BETWEEN FUNDS</b>					
	-	-	-	-	-
<b>CASH FUNDS LAST YEAR</b>	<u>84,007</u>	<u>-</u>	<u>-</u>	<u>84,007</u>	<u>81,703</u>
<b>CASH FUNDS AS AT 31ST DECEMBER 2023</b>	<u>32,953</u>	<u>-</u>	<u>-</u>	<u>32,953</u>	<u>84,007</u>

**RUABON ALMS HOUSE CHARITY**  
**CHARITY NUMBER 213155**  
**STATEMENT OF ASSETS AND LIABILITIES**  
**AS AT 31ST DECEMBER 2023**

<b>CASH FUNDS</b>	Unrestricted funds £	Restricted funds £	Endowment funds £
Current account	13,326	-	-
Money Manager account	556	-	-
National Savings	10,464	-	-
Charities Official Investment Fund	8,606	-	-
<b>TOTAL CASH FUNDS</b>	<b>32,953</b>	<b>-</b>	<b>-</b>

<b>OTHER MONETARY ASSETS</b>	Unrestricted funds £	Restricted funds £	Endowment funds £
Recoverable amounts due to the Charity			
Payments Made in Advance	1,200	-	-

**INVESTMENT ASSETS**

	Funds to which assets belong £	Units £	Price per unit £	Valuation £
National Association of Almshouses Common Investment Fund	Unrestricted	977.902	11,208.260	109,606
Charities Official Investment Fund-Income units	Unrestricted	1,079.690	1,984.500	21,426
Charities official Investment Fund - Cyclical Maintenance Fund	Unrestricted	202.300	24,800.030	50,170
				<b>181,203</b>

Growth / (decline) in investment value in Charities Official Investment Fund :

	<b>2023</b> £	<b>2022</b> £
National Association of Almshouses Common investment fund	109,606	102,991
Charities Official Investment Fund-Income units	21,426	19,623
Charities official Investment Fund - Cyclical Maintenance Fund	50,170	44,647
	<b>181,203</b>	<b>167,262</b>
Less valuation brought forward	<b>(167,262)</b>	<b>(173,245)</b>
<b>Growth / (decline) in investment</b>	<b>13,941</b>	<b>(5,983)</b>

**ASSETS RETAINED FOR CHARITIES OWN USE**

	Funds to which assets belong	<b>2023</b> valuation £	<b>2022</b> cost £
Land and Buildings:			
24,26 & 33 Cil Y Coed	Unrestricted	425,000	88,036
Land at Church	Unrestricted	200,000	12,014
36 Wynnstay Gardens	Unrestricted	180,000	152,263
1-5 Church House (property improvements)	Unrestricted	565,000	77,556
Nant Y Gwalia (property improvements)	Unrestricted	210,000	26,518
Property Improvements	Unrestricted	59,075	-
Fixtures and fittings	Unrestricted	14,736	14,736
Computer equipment	Unrestricted	533	533
		<b>1,654,344</b>	<b>371,656</b>

The Properties; 1-5 Church Houses and Nant Y Gwalia were donated to the charity.

The property revaluation was carried out by RG Jones, FRICS.

<b>LIABILITIES</b>	<b>2023</b> £	<b>2022</b> £
Bank loan		
Due within one year	6,437	6,437
Due after one year	19,191	26,052
Agent Management fees	-	256
Independent examiner's fees	900	876

**RUABON ALMSHOUSE CHARITY**

England & Wales - Charity number 213155

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# Accounts

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**REPORT OF THE TRUSTEES AND  
UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST DECEMBER 2022  
FOR  
RUABON ALMSHOUSE CHARITY**

Guy Walmsley Limited  
Chartered Accountants & Registered Auditors  
3 Grove Road  
Wrexham  
LL11 1DY

**RUABON ALMSHOUSE CHARITY**  
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**FOR THE YEAR ENDED 31ST DECEMBER 2022**

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**RUABON ALMSHOUSE CHARITY**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31ST DECEMBER 2022**

**REFERENCE AND ADMINISTRATIVE DETAILS**

**Registered Charity Number**

213155

**Registered Housing Association**

A024

**Principal Address**

Mr R Berwyn Thomas  
Clerk to the Trustees  
118 Pont Adam Crescent  
Ruabon  
Wrexham  
LL14 6EF

**Trustees**

Reverend Kate Tiltman	Chairperson
Mrs Jean A Speare	
Mrs Julie Mackreth	
Mrs Susan Hallard	
Mrs Joan M Lowe	
Mrs Sonia Tyger Benbow-Jones	
Mr Robert Michael Jackson	

**Independent Examiner**

Guy Walmsley Limited  
Chartered Accountants  
3 Grove Road  
Wrexham  
LL11 1DY

## **RUABON ALMSHOUSE CHARITY**

### **REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31ST DECEMBER 2022**

#### **STRUCTURE, GOVERNANCE AND MANAGEMENT**

##### **Governing Document**

The charity is controlled by its Trustee deed which was sealed on the 18th March 1975 and constitutes an Unincorporated Charity.

##### **Organisational Structure**

The board of Trustees comprises 7 Trustees, 3 ex-officio trustees (the Vicar and Churchwardens for the parish) and 4 Nominative Trustees, who each serve a period of 4 years. Each Nominative Trustee is nominated by the Community Councils of Cefn Mawr, Penycae, Rhosllanerchrugog and Ruabon.

The Trustees hold 4 ordinary meetings per annum with any additional special meetings as required.

##### **Recruitment and appointment of new trustees**

The individual community councils nominate new Trustee appointments and re-appointments to the board as and when periods of service have come to an end.

##### **Induction and training of new trustees**

New Trustees are given Charity Commission guidance on Trustee duties and responsibilities when commencing their Trustee roles.

##### **Risk Management**

The Trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

#### **OBJECTIVES AND ACTIVITIES**

##### **Objectives & Activities**

The main purpose of the Charity is to provide low cost housing for low income people and families.

The aims people shall be persons in need who are resident in the area of benefit at the time of appointment. The area of benefit are the communities of Cefn Mawr, Pen Y Cae, Rhosllanerchrugog and Ruabon.

#### **ACHIEVEMENT AND PERFORMANCE**

There were 2 changes of Trustees during 2022. During the year the Trustees held 2 meetings, 1 extraordinary meeting and received 2 reports. Weekly maintenance contributions were reviewed but it was decided that no increase applied. There were no changes of residents during the year, and all almshouses were fully occupied throughout the year with no voids.

The Charity measures its performance against 'Budget by Management Reports' which are produced biannually in June and December.

**RUABON ALMSHOUSE CHARITY**  
**REPORT OF THE TRUSTEES**  
**FOR THE YEAR ENDED 31ST DECEMBER 2022**

**FINANCIAL REVIEW**

**Principal Funding Sources**

The principal funding sources for the charity are the maintenance contributions paid by residents. Funding is also received from investments in the National Association of Almshouses, the Charities Official Investment Fund and the Charities Official Investment Fund Cyclical.

**Investment Policy and Objectives**

Ruabon Almshouse governing document authorises the investment of monies not immediately required for its purpose in or upon such investments as may be thought fit, subject nevertheless to such conditions, if any, as may for the time being be imposed by the trustees or required by law.

The decision to invest in easy access and longer term funds was taken by Trustees to mitigate the risk associated with investing solely in one fund whilst ensuring the best return on investment for the charity.

Investment policies are kept under review by the Trustees.

**Reserves Policy**

The Charity scheme states that the Trustees 'shall establish and maintain a reserve fund, to be entitled Extraordinary Repair Fund'. Transfers of not less than £210 are made to the fund annually, which is the amount invested in to NAACIF.

A minimum of 6 months maintenance contributions should be held to cover ordinary annual maintenance costs.

Approved by order of the board of Trustees on ..... and signed on its behalf by:

Reverend Kate Tiltman - Chairperson

Mr Richard Berwyn Thomas

**INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF  
RUABON ALMSHOUSE CHARITY**

**Independent examiner's report to the trustees of Ruabon Almshouse Charity**

I report to the charity trustees on my examination of the accounts of Ruabon Almshouse Charity for the year ended 31st December 2022.

**Responsibilities and basis of report**

As the charity's trustees of Ruabon Almshouse Charity 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 Act and in carrying out my examination I have followed all 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 in connection with the examination giving me cause to believe that in any material respect:

- 1 Accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
- 2 the accounts do not accord with those records; or
- 3 the accounts do 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.

Simon Griffiths (Senior statutory auditor)  
for and on behalf of Guy Walmsley Limited  
Chartered Accountants & Registered Auditors  
3 Grove Road  
Wrexham  
LL11 1DY

Date:

**RUABON ALMS HOUSE CHARITY**  
**CHARITY NUMBER 213155**  
**RECEIPTS AND PAYMENTS ACCOUNT**  
**FOR THE YEAR END 31ST DECEMBER 2022**

	Unrestricted Funds £	Restricted Funds £	Endowment funds £	2022 Total funds £	2021 Total funds £
<b>RECEIPTS</b>					
Maintenance contributions	27,902	-	-	27,902	33,672
Dividends received	586	-	-	586	571
Interest received	112	-	-	112	77
<b>SUBTOTAL</b>	<b>28,600</b>	<b>-</b>	<b>-</b>	<b>28,600</b>	<b>34,320</b>
<b>ASSETS AND INVESTMENTS SALES</b>					
Dividends from investments	1,013	-	-	1,013	2,961
<b>TOTAL RECEIPTS</b>	<b>29,613</b>	<b>-</b>	<b>-</b>	<b>29,613</b>	<b>37,281</b>
<b>PAYMENTS</b>					
Clerk's Remuneration	2,320	-	-	2,320	2,220
Agent Management fees	3,020	-	-	3,020	2,821
Insurance	2,116	-	-	2,116	1,937
Bank charges & Loan Interest	2,399	-	-	2,399	-
Postage, Stationery & Advertising	60	-	-	60	-
Repairs & Maintenance	9,041	-	-	9,041	5,508
Independent Examination	600	-	-	600	960
Sundry Expenses	64	-	-	64	173
Training & Subscriptions	240	-	-	240	216
Loan repayments - Net	6,436	-	-	6,436	8,771
<b>SUBTOTAL</b>	<b>26,296</b>	<b>-</b>	<b>-</b>	<b>26,296</b>	<b>22,606</b>
<b>ASSETS AND INVESTMENT PURCHASES</b>					
Investment purchases	-	-	-	-	-
Dividends from investments reinvested	1,013	-	-	1,013	2,961
<b>SUBTOTAL</b>	<b>1,013</b>	<b>-</b>	<b>-</b>	<b>1,013</b>	<b>2,961</b>
<b>TOTAL PAYMENTS</b>	<b>27,309</b>	<b>-</b>	<b>-</b>	<b>27,309</b>	<b>25,567</b>
<b>NET OF RECEIPTS AND PAYMENTS</b>	<b>2,304</b>	<b>-</b>	<b>-</b>	<b>2,304</b>	<b>11,714</b>
<b>TRANSFERS BETWEEN FUNDS</b>					
	-	-	-	-	-
<b>CASH FUNDS LAST YEAR</b>	<b>81,703</b>	<b>-</b>	<b>-</b>	<b>81,703</b>	<b>69,989</b>
<b>CASH FUNDS AS AT 31ST DECEMBER 2022</b>	<b>84,007</b>	<b>-</b>	<b>-</b>	<b>84,007</b>	<b>81,703</b>

**RUABON ALMS HOUSE CHARITY**  
**CHARITY NUMBER 213155**  
**STATEMENT OF ASSETS AND LIABILITIES**  
**AS AT 31ST DECEMBER 2022**

CASH FUNDS	Unrestricted funds £	Restricted funds £	Endowment funds £
Current account	49,964	-	-
Money Manager account	15,414	-	-
National Savings	10,384	-	-
Charities Official Investment Fund	8,245	-	-
<b>TOTAL CASH FUNDS</b>	<b>84,007</b>	<b>-</b>	<b>-</b>

OTHER MONETARY ASSETS	Unrestricted funds £	Restricted funds £	Endowment funds £
Recoverable amounts due to the Charity	-	-	-
Payments Made in Advance	-	-	-

**INVESTMENT ASSETS**

	Funds to which assets belong £	Units £	Price per unit £	Valuation £
National Association of Almshouses Common Investment Fund	Unrestricted	975.934	105.531	102,991
Charities Official Investment Fund-Income units	Unrestricted	1,079.690	1,817.490	19,623
Charities official Investment Fund - Cyclical Maintenance Fund	Unrestricted	202.300	22,069.900	44,647
				<b>167,262</b>

Growth / (decline) in investment value in Charities Official Investment Fund :

	2022 £	2021 £
National Association of Almshouses Common investment fund	102,991	101,978
Charities Official Investment Fund-Income units	19,623	22,205
Charities official Investment Fund - Cyclical Maintenance Fund	44,647	49,062
	167,262	173,245
Less valuation brought forward	(173,245)	(151,160)
<b>Growth / (decline) in investment</b>	<b>(5,983)</b>	<b>22,085</b>

**ASSETS RETAINED FOR CHARITIES OWN USE**

	Funds to which assets belong	2022 cost £	2021 cost £
<b>Land and Buildings:</b>			
24,26 & 33 Cil Y Coed	Unrestricted	425,000	88,036
Land at Church	Unrestricted	200,000	12,014
36 Wynnstay Gardens	Unrestricted	180,000	152,263
1-5 Church House (property improvements)	Unrestricted	565,000	77,556
Nant Y Gwalia (property improvements)	Unrestricted	210,000	26,518
Fixtures and fittings	Unrestricted	14,736	14,736
Computer equipment	Unrestricted	533	533
		<b>1,595,269</b>	<b>371,656</b>

The Properties; 1-5 Church Houses and Nant Y Gwalia were donated to the charity.

LIABILITIES	2022 £	2021 £
<b>Bank loan</b>		
Due within one year	6,437	6,036
Due after one year	26,052	32,890
Agent Management fees	256	301
Independent examiners fees	876	750