

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

**CONTENTS OF THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31ST DECEMBER 2024**

	PAGE
Report of the trustees	1 - 3
Report of the Independent Examination	4
Receipts and Payments Account	5
Statement of Assets and Liabilities	6

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 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.

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 Smith

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 £
RECEIPTS					
Maintenance contributions	34,017	-	-	34,017	28,980
Dividends received	596	-	-	596	588
Interest received	464	-	-	464	593
SUBTOTAL	35,077	-	-	35,077	30,161
ASSETS AND INVESTMENTS SALES					
Dividends from investments	3,624	-	-	3,624	3,456
TOTAL RECEIPTS	38,701	-	-	38,701	33,617
PAYMENTS					
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
SUBTOTAL	20,137	-	-	20,137	22,140
ASSETS AND INVESTMENT PURCHASES					
Property refurbishment	22,455	-	-	22,455	59,075
Dividends from Investments reinvested	3,624	-	-	3,624	3,456
SUBTOTAL	26,079	-	-	26,079	62,531
TOTAL PAYMENTS	46,216	-	-	46,216	84,671
NET OF RECEIPTS AND PAYMENTS	(7,515)	-	-	(7,515)	(51,054)
TRANSFERS BETWEEN FUNDS					
CASH FUNDS LAST YEAR	32,953	-	-	32,953	84,007
CASH FUNDS AS AT 31ST DECEMBER 2024	25,438	-	-	25,438	32,953

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

CASH FUNDS		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	-	-	
TOTAL CASH FUNDS		25,438	-	-	
OTHER MONETARY ASSETS		Unrestricted funds £	Restricted funds £	Endowment funds £	
Recoverable amounts due to the Charity					
Payments Made in Advance		860	-	-	
INVESTMENT ASSETS		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
					193,236
Growth / (decline) in investment value in Charities Official Investment Fund :					
			2024 £	2023 £	
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	
			193,236	181,202	
Less valuation brought forward			181,202	167,262	
Growth / (decline) in investment			12,034	13,940	
ASSETS RETAINED FOR CHARITIES OWN USE		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	
			1,476,799	1,454,344	
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.					
LIABILITIES			2024 £	2023 £	
Bank loan					
Due within one year			6,437	6,437	
Due after one year			11,876	19,191	
Independent examiner's fees			900	900	