

MRS GELLS ALMSHOUSE CHARITY

England & Wales · Charity number 213205

Details

Status Registered

Legal form Other

Registered 1963-01-07

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

Contact

Address 2a Bushey Road
Ickenham
Uxbridge
UB10 8JP

Phone 01895636803

Email Brenda1baxter@aol.com

Activities

Objects: PROVIDING HOMES FOR POOR MEN AND WOMEN OVER 65 OR 60 YEARS OLD RESPECTIVELY WHO MUST BE MEMBERS OF THE CHURCH OF ENGLAND WITH PREFERENCE TO PERSONS CONNECTED WITH THE ECCLESIASTICAL PARISH OF ST. GILES ICKENHAM.

Activities: Alm's house providing housing for the elderly.

Classification

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

Geography

- **Area of benefit:** ICKENHAM
- Hillingdon

Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£32,219	£40,591	-	-
2024-12-31	£32,116	£29,268	-	-
2023-12-31	£28,033	£31,983	-	-
2022-12-31	£25,984	£47,759	-	-
2021-12-31	£23,085	£51,720	-	-
2020-12-31	£22,654	£27,969	-	-

Trustees

Name	Role	Appointed
BRENDA BAXTER		
Edwin Lee		2022-01-01
Keith Arnold		2012-10-11
ROSEMARY HODGSON		
Rachel Duff		2025-04-29
Rev Christine Britton		2024-09-10
Ronald Lavender		2025-04-29

MRS GELLS ALMSHOUSE CHARITY

England & Wales - Charity number 213205

Accounts

MRS GELL'S ALMSHOUSES – ICKENHAM

REGISTERED CHARITY NO. 213205



TRUSTEES REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED

31 DECEMBER 2025

MRS GELL'S ALMSHOUSES – ICKENHAM
TRUSTEES REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

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MRS GELL'S ALMSHOUSES – ICKENHAM

LEGAL AND ADMINISTRATIVE INFORMATION

TRUSTEES EX-OFFICIO

Revd C Britton	Rector)	
Mrs L Varley	Churchwarden	resigned 29/4/25)
Mr G Edwards	Churchwarden	resigned 29/4/25) St. Giles Ickenham
Mrs R Duff	Churchwarden	appointed 29/4/25)
Mr R Lavender	Churchwarden	appointed 29/4/25)

Mr K Arnold	Trustee
Mr E Lee	Trustee
Mrs R Hodgson	Trustee

CHARITABLE STATUS

Mrs Gell's Almshouses is a charity registered with the Charities Commission in England, charity number 213205. It was established in 1857 under the will of the late Charlotte Gell of Ickenham, for the benefit of elderly alms people being church members.

CLERK TO THE CHARITY

Miss B Baxter

TREASURER

Mr E Lee

INDEPENDENT EXAMINER

Mrs F Chandramohan FCA

PRINCIPAL ADDRESS

St.Giles Rectory, 38 Swakeleys Road, Ickenham, Middlesex

PRINCIPAL BANKERS

Barclays Bank plc

MRS GELL'S ALMSHOUSES – ICKENHAM

TRUSTEES ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2025

The Trustees present their report and the financial statements for the year ended 31 December 2025.

PRINCIPAL ACTIVITY

The Charity's principal activity during the year continued to be the administration and management of the Almshouses at 22A-26D Swakeleys Road, Ickenham, Middlesex, UB10 8BG. The Trustees are satisfied that the work of the Charity is in accordance with its objectives and provides tangible benefits to the occupants of the Almshouses.

REVIEW OF ACTIVITIES

Routine upkeep and maintenance of the flats was continued throughout the year. Further window replacements were completed; the cost being met from the Extraordinary Repairs Fund. Major exterior redecoration works were also completed, together with carpet replacements in two of the flats. These costs were met from the Cyclical Repairs Fund.

FINANCIAL REVIEW AND RESERVES POLICY

Regular payments toward maintenance, heating and lighting from the residents, together with dividends from investments, amounted to an income of £32,219 for the year.

The major areas of expenditure were on maintenance of the property and gardens, energy costs and depreciation of fixed assets, being the capitalised cost of major refurbishments to kitchens, bathrooms and windows and the summer house refurbishment. Together with other running costs, total expenditure in the year was £40,591, half of which was paid from designated or restricted funds.

However, the funds invested with M&G Investments yielded a gain of £66,534 which led to an overall surplus for the year of £58,162.

The Trustees have set aside, as designated funds, a sum of £78,000 for extraordinary repairs and £40,000 for cyclical repairs, reserves which they believe are adequate for these requirements.

MRS GELL'S ALMSHOUSES – ICKENHAM
TRUSTEES ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2025
(continued)

RISK MANAGEMENT

The trustees review the risks which the Charity faces on a regular basis and confirm that steps are then taken to mitigate any significant risks.

TRUSTEES RESPONSIBILITIES IN RELATION TO THE FINANCIAL STATEMENTS

The Trustees have reviewed the Almshouses financial position including projected income and expenditure in the coming year, the level of cash and reserves together with the system of financial management. As a result of this review, the Trustees are of the opinion that the Almshouses Charity is well placed to manage its operational and financial risks successfully. The Trustees have a reasonable expectation that the Almshouses have adequate resources to continue in operational existence for the foreseeable future and therefore continue to adopt the going concern basis of accounting in preparing annual accounts.

MRS GELL'S ALMSHOUSES – ICKENHAM

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF MRS GELL'S ALMSHOUSES FOR THE YEAR ENDED 31 DECEMBER 2025

I report to the trustees on my examination of the accounts of the charity for the year ended 31 December 2025 which are set out on pages 6 to 14.

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.

I report in respect of my examination of the charity's accounts carried out under section 145 of the Charities Act 2011 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 Charities Act 2011.

Independent Examiners Statement

I have completed my examination and 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 charity 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 to enable a proper understanding of the accounts to be reached.

Mrs. F Chandramohan FCA

Date:



14 May 2026

MRS GELL'S ALMSHOUSES – ICKENHAM

**STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED
31 DECEMBER 2025**

Income and Endowments from:

		General	Designated	Restricted	2025	2024
		Fund	Funds	Funds	Total	Total
	Note	£	£	£	£	£
Donations		100			100	-
Charitable Activities		31,548			31,548	31,548
Investments		571			571	568
Total Income	5	32,219			32,219	32,116

Expenditure on:

Charitable Activities		20,270	17,813	2,508	40,591	29,268
Other Expenditure						
Total Expenditure	6	20,270	17,813	2,508	40,591	29,268
Net Income/(Expenditure) before transfers		11,949	(17,813)	(2,508)	(8,372)	2,848
Transfers between Funds						
Gross Transfers-in			11,999	1,740	13,739	26,984
Gross Transfers-out		(13,739)			(13,739)	(26,984)
Other recognised gains/losses						
Gain/loss on investment assets		66,534			66,534	31,817
Fund net movement		64,744	(5,814)	(768)	58,162	34,665
Funds brought forward		325,949	176,459	19,440	521,848	487,183
Funds carried forward		390,693	170,645	18,672	580,010	521,848

MRS GELL'S ALMSHOUSES – ICKENHAM

BALANCE SHEET AT 31 DECEMBER 2025

					2025	2024
		General	Designated	Restricted	Total	Total
		Fund	Funds	Funds	Funds	Funds
	Note	£	£	£	£	£
Fixed Assets						
Tangible Assets	7		52,645	18,672	71,317	77,899
Current Assets						
Debtors	8	1,184			1,184	1,160
Investments	9	362,073	113,916		475,989	409,455
Cash at Bank / in hand		29,414	4,084		33,498	34,784
Current Liabilities						
Creditors : amounts falling due in one year	10	(1,978)			(1,978)	(1,450)
Net current assets		390,693	118,000		508,693	443,949
Total Net Assets	11	390,693	170,645	18,672	580,010	521,848
Represented by:						
Unrestricted Funds	12	390,693	170,645		561,338	502,408
Restricted Funds	13			18,672	18,672	19,440
Fund Totals		390,693	170,645	18,672	580,010	521,848

Approved by the Trustees on:

and signed on their behalf by:



B. Baxter (Clerk)



R. Duff (Trustee)



E. Lee (Treasurer)

MRS GELL'S ALMSHOUSES – ICKENHAM

Notes to the Financial Statements year ended 31 December 2025

1. Basis of preparation

These financial statements have been prepared under the historical cost convention, recognising items at transaction or cost value. The exception to this is that investments are valued at the current market value prevailing at the balance sheet date.

The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) issued on 16 July 2014 and with the Charities Act 2011.

The charity has taken advantage of the provisions in the SORP for charities applying FRS102 not to prepare a Statement of Cash Flows.

The trustees have considered the level of funds held, together with the expected levels of income and expenditure in the 12 months following the date of these financial statements. They also believe that there are no material uncertainties and therefore these financial statements are prepared on a going concern basis.

2. Accounting policies-income

The charities principal income derives from maintenance and heating contributions receivable in respect of housing accommodation comprising eight bed-sit dwellings and one flat occupied by the trustees' representative.

Income is included in these financial statements when the charity becomes entitled to it, it is more likely than not that it will be received and a reliable value can be attributed to it.

Grants and donations are only included when the above criteria are met.

MRS GELL'S ALMSHOUSES – ICKENHAM
Notes to the Financial Statements year ended 31 December 2025
(continued)

3. Expenditure and liabilities

Resources expended are recognised within the period to which they relate.

Liabilities are recognised where it is more likely than not that there is a legal or constructive obligation committing the charity to pay out resources and the amount of the obligation can be measured with reasonable certainty.

4. Taxation

Mrs Gell's Almshouses is a registered charity and is therefore exempt from taxation on its income and capital gains.

5. Analysis of Income

					2025	2024
		General	Designated	Restricted	Total	Total
		Fund	Funds	Funds	Funds	Funds
		£	£	£	£	£
Donations received		100			100	-
Charitable activities:						
Maintenance contributions		20,976			20,976	20,976
Heating contributions		10,572			10,572	10,572
		31,548			31,548	31,548
Investments:						
Dividend income		571			571	545
Investment income					-	23
		571			571	568
Total income		32,219			32,219	32,116

MRS GELL'S ALMSHOUSES – ICKENHAM
Notes to the Financial Statements year ended 31 December 2025
(continued)

6. Analysis of Expenditure

					2025	2024
		General	Designated	Restricted	Total	Total
		Fund	Funds	Funds	Funds	Funds
		£	£	£	£	£
Charitable activities:						
Repairs & Maintenance		4,335	11,999		16,334	7,226
Garden maintenance		2,780			2,780	1,875
Gas		7,119			7,119	7,752
Electricity		444			444	290
Water		1,696			1,696	684
Insurance		2,186			2,186	1,739
Helpline						
Stationery & Postage		14			14	
Cleaning		540			540	450
Subscriptions/Donations		353			353	343
Bookkeeping services		600			600	740
Software fees		180			180	180
Depreciation charges			5,814	2,508	8,322	7,974
Miscellaneous		23			23	15
Total Expenditure:		20,270	17,813	2,508	40,591	29,268

MRS GELL'S ALMSHOUSES – ICKENHAM
Notes to the Financial Statements year ended 31 December 2025
(continued)

7. Tangible fixed assets

	Housing Property – historical cost	Housing Property - improvements	Summer House renovation	Total
	£	£	£	£
Cost:				
At 1 January 2025	17,760	58,141	21,600	97,501
Additions			1,740	1,740
Disposals				
At 31 December 2025	17,760	58,141	23,340	99,241
Depreciation:				
At 1 January 2025	-	17,442	2,160	19,602
Charge for the year		5,814	2,508	8,322
At 31 December 2025	-	23,256	4,668	27,924
Net book value:				
At 1 January 2025	17,760	40,699	19,440	77,899
At 31 December 2025	17,760	34,885	18,672	71,317

Mrs Gell's Almshouses were constructed in 1857 and since there is no record of the original cost, no value is attributed thereto. Improvements carried out in 1982, which amounted to £ 150,281, were mostly financed by a Housing Association Grant. The remaining balance of £ 17,760, met by the Almshouses, was capitalised. As the properties are maintained in a state of repair such that their residual value is not less than this historic cost, no annual depreciation charge is made.

Major refurbishments to the kitchens and bathrooms, costing £ 58,141 between 2021 and 2023, and the refurbishment of the summer house costing £23,340 between 2024 and 2025, have been capitalised. These assets are being depreciated on a straight-line basis over 10 years.

MRS GELL'S ALMSHOUSES – ICKENHAM
Notes to the Financial Statements year ended 31 December 2025
(continued)

8. Debtors

	2025	2024
	£	£
Prepaid insurance premiums	810	807
Prepaid Almshouses Association Fees	374	353
	1,184	1,160

9. Investments

	2025	2024
	£	£
M&G Charity Multi Asset Fund	475,989	409,455
	475,989	409,455

10. Creditors

	2025	2024
	£	£
Accrued tree pruning costs	1,020	-
Accrued gas costs	480	800
Accrued electricity costs	140	290
Accrued water charges	98	120
Accrued bookkeeping fees	240	240
	1,978	1,450

MRS GELL'S ALMSHOUSES – ICKENHAM
Notes to the Financial Statements year ended 31 December 2025
(continued)

11. Analysis of Net Assets between funds

	Unrestricted funds	Restricted funds	Total 2025
	£	£	£
Fixed Assets	52,645	18,672	71,317
Current Assets	510,671		510,671
Current Liabilities	(1,978)		(1,978)
	561,338	18,672	580,010

12. ANALYSIS OF UNRESTRICTED FUNDS

	General Fund	Cyclical Repairs & Maintenance Fund	Extraordinary Repairs Fund	Investment in Property Fund	Total unrestricted funds
	£	£	£		£
Balances at 1 January 2025	325,949	40,000	78,000	58,459	502,408
Incoming resources	98,753				98,753
Outgoing resources	(20,270)	(10,601)	(1,398)	(5,814)	(38,083)
Transfers in/(out)	(13,739)	10,601	1,398		(1,740)
Balances at 31 December 2025	390,693	40,000	78,000	52,645	561,338

The Cyclical Repairs & Maintenance Fund is set aside for periodic repairs to the properties and the Extraordinary Repairs Fund is set aside for non-routine and more major repairs. The Investment in Property Fund holds the value of capitalised assets.

MRS GELL'S ALMSHOUSES – ICKENHAM
Notes to the Financial Statements year ended 31 December 2025
(continued)

13. ANALYSIS OF RESTRICTED FUNDS

	Cottage Summer House Fund	Total Restricted Funds
	£	£
Balance at 1 January 2025	19,440	19,440
Incoming resources		
Outgoing resources	(2,508)	(2,508)
Transfers in/(out)	1,740	1,740
Balance at 31 December 2025	18,672	18,672

The Cottage Summer House Fund comprises the net book value of the refurbishment of the summer house in the property gardens in 2024/5.

14. COMMITMENTS

At the balance sheet date there were financial commitments in respect of tree pollarding and pruning, £3,160, and scaffolding costs, £5,580. These works are planned for January 2026.

Although not contracted for, the trustees are expecting some roof repairs will be necessary in the near future. The cost of this is not known but will be covered by the Extraordinary Repair Reserve as necessary.

15. OFFICERS AND SENIOR EXECUTIVE EMOLUMENTS

The Trustees are defined as the officers and senior executives. No remuneration or expenses were paid to the Trustees (2024: NIL)

MRS GELLS ALMSHOUSE CHARITY

England & Wales - Charity number 213205

Accounts

MRS GELL'S ALMSHOUSES – ICKENHAM

REGISTERED CHARITY NO. 213205



TRUSTEES REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED

31 DECEMBER 2024

MRS GELL'S ALMSHOUSES – ICKENHAM
TRUSTEES REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

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MRS GELL'S ALMSHOUSES – ICKENHAM

LEGAL AND ADMINISTRATIVE INFORMATION

TRUSTEES EX-OFFICIO

Revd C Britton	Rector (from 16/7/24))
Mrs L Varley	Churchwarden) St. Giles Ickenham
Mr G Edwards	Churchwarden)
Mr K Arnold	Trustee	
Mr E Lee	Trustee	
Mrs R Hodgson	Trustee	

CHARITABLE STATUS

Mrs Gell's Almshouses is a charity registered with the Charities Commission in England, charity number 213205. It was established in 1857 under the will of the late Charlotte Gell of Ickenham, for the benefit of elderly alms people being church members.

CLERK TO THE CHARITY

Miss B Baxter

TREASURER

Mr E Lee

INDEPENDENT EXAMINER

Mrs F Chandramohan FCA

PRINCIPAL ADDRESS

St.Giles Rectory, 38 Swakeleys Road, Ickenham, Middlesex

PRINCIPAL BANKERS

Barclays Bank plc

MRS GELL'S ALMSHOUSES – ICKENHAM

TRUSTEES ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

The Trustees present their report and the financial statements for the year ended 31 December 2024.

PRINCIPAL ACTIVITY

The Charity's principal activity during the year continued to be the administration and management of the Almshouses at 22A-26D Swakeleys Road, Ickenham, Middlesex, UB10 8BG. The Trustees are satisfied that the work of the Charity is in accordance with its objectives and provides tangible benefits to the occupants of the Almshouses.

REVIEW OF ACTIVITIES

The refurbishment of the Summer House in the gardens of the Almshouses was undertaken and completed, at a cost of £21,600. This was funded partly by previous donations, with the balance covered from General funds. Routine upkeep and maintenance of the flats was continued throughout the year.

FINANCIAL REVIEW AND RESERVES POLICY

Regular payments toward maintenance, heating and lighting from the residents, together with dividends from investments, amounted to an income of £32,116 for the year.

The major areas of expenditure were on maintenance of the property and gardens, energy costs and depreciation of fixed assets, being the capitalised cost of major refurbishments to kitchens, bathrooms and windows and the summer house refurbishment. Together with other running costs, total expenditure in the year was £29,268.

However, the funds invested with M&G Investments yielded a gain of £31,817 which led to an overall surplus for the year of £34,665.

The Trustees have set aside, as designated funds, a sum of £78,000 for extraordinary repairs and £40,000 for cyclical repairs, reserves which they believe are adequate for these requirements.

MRS GELL'S ALMSHOUSES – ICKENHAM
TRUSTEES ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2024
(continued)

RISK MANAGEMENT

The trustees review the risks which the Charity faces on a regular basis and confirm that steps are then taken to mitigate any significant risks.

TRUSTEES RESPONSIBILITIES IN RELATION TO THE FINANCIAL STATEMENTS

The Trustees have reviewed the Almshouse's financial position including projected income and expenditure in the coming year, the level of cash and reserves together with the system of financial management. As a result of this review, the Trustees are of the opinion that the Almshouse's Charity is well placed to manage its operational and financial risks successfully. The Trustees have a reasonable expectation that the Almshouses have adequate resources to continue in operational existence for the foreseeable future and therefore continue to adopt the going concern basis of accounting in preparing annual accounts.

MRS GELL'S ALMSHOUSES – ICKENHAM

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF MRS GELL'S ALMSHOUSES FOR THE YEAR ENDED 31 DECEMBER 2024

I report to the trustees on my examination of the accounts of the charity for the year ended 31 December 2024 which are set out on pages 6 to 14.

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.

I report in respect of my examination of the charity's accounts carried out under section 145 of the Charities Act 2011 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 Charities Act 2011.

Independent Examiners Statement

I have completed my examination and 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 charity 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 to enable a proper understanding of the accounts to be reached.



Mrs. F Chandramohan FCA

Date:

8 March 2025

MRS GELL'S ALMSHOUSES – ICKENHAM
STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED
31 DECEMBER 2024

Income and Endowments from:

					2024	2023
		General	Designated	Restricted	Total	Total
		Fund	Funds	Funds	Funds	Funds
	Note	£	£	£	£	£
Donations						100
Charitable Activities		31,548			31,548	27,392
Investments		568			568	541
Total Income	5	32,116			32,116	28,033

Expenditure on:

Charitable Activities		16,185	10,923	2,160	29,268	31,958
Other Expenditure						25
Total Expenditure	6	16,185	10,923	2,160	29,268	31,983
Net Income/(Expenditure) before transfers		15,931	(10,923)	(2,160)	2,848	(3,950)
Transfers between Funds						
Gross Transfers-in		3,400	5,109	18,475	26,984	4,647
Gross Transfers-out		(23,584)		(3,400)	(26,984)	(4,647)
Other recognised gains/losses						
Gain/loss on investment assets		31,817			31,817	23,240
Fund net movement		27,564	(5,814)	12,915	34,665	19,290
Funds brought forward		298,385	182,273	6,525	487,183	467,893
Funds carried forward		325,949	176,459	19,440	521,848	487,183

MRS GELL'S ALMSHOUSES – ICKENHAM

BALANCE SHEET AT 31 DECEMBER 2024

		General	Designated	Restricted	2024	2023
		Fund	Funds	Funds	Total	Total
	Note	£	£	£	£	£
Fixed Assets						
Tangible Assets	7	-	58,459	19,440	77,899	64,273
Current Assets						
Debtors	8	1,160			1,160	664
Deposits	9				-	711
Investments	10	297,538	111,917		409,455	402,638
Cash at Bank / in hand		28,701	6,083		34,784	19,797
Current Liabilities						
Creditors : amounts falling due in one year	11	(1,450)			(1,450)	(900)
Net current assets		325,949	118,000	-	443,949	422,910
Total Net Assets	12	325,949	176,459	19,440	521,848	487,183
Represented by:						
Unrestricted Funds	13	325,949	176,459		502,408	480,658
Restricted Funds	14			19,440	19,440	6,525
Fund Totals		325,949	176,459	19,440	521,848	487,183

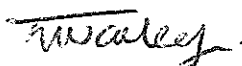
Approved by the Trustees on:

18/03/2025

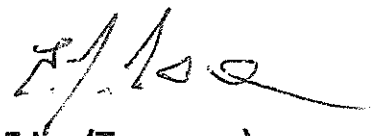
and signed on their behalf by:



B. Baxter (Clerk)



L. Varley (Trustee)



E. Lee (Treasurer)

MRS GELL'S ALMSHOUSES – ICKENHAM

Notes to the Financial Statements year ended 31 December 2024

1. Basis of preparation

These financial statements have been prepared under the historical cost convention, recognising items at transaction or cost value. The exception to this is that investments are valued at the current market value prevailing at the balance sheet date.

The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) issued on 16 July 2014 and with the Charities Act 2011.

The charity has taken advantage of the provisions in the SORP for charities applying FRS102 not to prepare a Statement of Cash Flows.

The trustees have considered the level of funds held, together with the expected levels of income and expenditure in the 12 months following the date of these financial statements. They also believe that there are no material uncertainties and therefore these financial statements are prepared on a going concern basis.

2. Accounting policies-income

The charities principal income derives from maintenance and heating contributions receivable in respect of housing accommodation comprising eight bed-sit dwellings and one flat occupied by the trustees' representative.

Income is included in these financial statements when the charity becomes entitled to it, it is more likely than not that it will be received and a reliable value can be attributed to it.

Grants and donations are only included when the above criteria are met.

MRS GELL'S ALMSHOUSES – ICKENHAM
Notes to the Financial Statements year ended 31 December 2024
(continued)

3. Expenditure and liabilities

Resources expended are recognised within the period to which they relate.

Liabilities are recognised where it is more likely than not that there is a legal or constructive obligation committing the charity to pay out resources and the amount of the obligation can be measured with reasonable certainty.

4. Taxation

Mrs Gell's Almshouses is a registered charity and is therefore exempt from taxation on its income and capital gains.

5. Analysis of Income

					2024	2023
	General	Designated	Restricted		Total	Total
	Fund	Funds	Funds		Funds	Funds
	£	£	£		£	£
Donations received					-	100
Charitable activities:						
Maintenance contributions	20,976				20,976	21,046
Heating contributions	10,572				10,572	6,346
	31,548				31,548	27,392
Investments:						
Dividend income	545				545	511
Investment income	23				23	30
	568				568	541
Total income	32,116				32,116	28,033

MRS GELL'S ALMSHOUSES – ICKENHAM
Notes to the Financial Statements year ended 31 December 2024
(continued)

6. Analysis of Expenditure

					2024	2023
	General	Designated	Restricted		Total	Total
	Fund	Funds	Funds		Funds	Funds
	£	£	£		£	£
Charitable activities:						-
Repairs & Maintenance	2,117	5,109			7,226	7,611
Garden maintenance	1,875				1,875	2,997
Gas	7,752				7,752	4,942
Electricity	290				290	1,886
Water	684				684	1,231
Council Tax						-
Insurance	1,739				1,739	1,607
Helpline						121
Stationery & Postage						41
Cleaning	450				450	570
Subscriptions/Donations	343				343	196
Bookkeeping services	740				740	1,320
Software fees	180				180	165
Depreciation charges		5,814	2,160		7,974	9,293
Miscellaneous	15				15	(22)
Other Expenditure:						
Bank charges					-	25
Interest payable						-
						-
Total Expenditure:	16,185	10,923	2,160		29,268	31,983

MRS GELL'S ALMSHOUSES – ICKENHAM
Notes to the Financial Statements year ended 31 December 2024
(continued)

7. Tangible fixed assets

	Housing Property – historical cost	Housing Property - improvements	Summer House renovation	Total
	£	£	£	£
Cost:				
At 1 January 2024	17,760	58,141	-	75,901
Additions		-	21,600	21,600
Disposals		-	-	-
At 31 December 2024	17,760	58,141	21,600	97,501
Depreciation:				
At 1 January 2024	-	11,628	-	11,628
Charge for the year	-	5,814	2,160	7,974
At 31 December 2024	-	17,442	2,160	19,602
Net book value:				
At 1 January 2024	17,760	46,513	-	64,273
At 31 December 2024	17,760	40,699	19,440	77,899

Mrs Gell's Almshouses were constructed in 1857 and since there is no record of the original cost, no value is attributed thereto. Improvements carried out in 1982, which amounted to £ 150,281, were mostly financed by a Housing Association Grant. The remaining balance of £ 17,760, met by the Almshouses, was capitalised. As the properties are maintained in a state of repair such that their residual value is not less than this historic cost, no annual depreciation charge is made.

Major refurbishments to the kitchens and bathrooms, costing £ 58,141 between 2021 and 2023, and the refurbishment of the summer house costing £21,600 in 2024, have been capitalised. These assets are being depreciated on a straight-line basis over 10 years.

MRS GELL'S ALMSHOUSES – ICKENHAM
Notes to the Financial Statements year ended 31 December 2024
(continued)

8. Debtors

	2024	2023
	£	£
Prepaid insurance premiums	807	664
Prepaid Almshouses Association Fees	353	-
	1,160	664

9. Deposits

	2024	2023
	£	£
CCLA Deposit account	-	711
	-	711

10. Investments

	2024	2023
	£	£
M&G Charity Multi Asset Fund	409,455	402,638
	409,455	402,638

11. Creditors

	2024	2023
	£	£
Accrued gas costs	800	900
Accrued electricity costs	290	-
Accrued water charges	120	-
Accrued bookkeeping fees	240	-
	1,450	900

MRS GELL'S ALMSHOUSES – ICKENHAM
Notes to the Financial Statements year ended 31 December 2024
(continued)

12. Analysis of Net Assets between funds

	Unrestricted funds	Restricted funds	Total 2024
	£	£	£
Fixed Assets	58,459	19,440	77,899
Current Assets	445,399		445,399
Current Liabilities	(1,450)	-	(1,450)
	502,408	19,440	521,848

13. ANALYSIS OF UNRESTRICTED FUNDS

	General Fund	Cyclical Repairs & Maintenance Fund	Extraordinary Repairs Fund	Investment in Property Fund	Total unrestricted funds
	£	£	£		£
Balances at 1 January 2024	298,385	40,000	78,000	64,273	480,658
Incoming resources	63,933				63,933
Outgoing resources	(16,185)	(1,250)	(3,859)	(5,814)	(27,108)
Transfers in/(out)	(20,184)	1,250	3,859		(15,075)
Balances at 31 December 2024	325,949	40,000	78,000	58,459	502,408

The Cyclical Repairs & Maintenance Fund is set aside for periodic repairs to the properties and the Extraordinary Repairs Fund is set aside for non-routine and more major repairs. The Investment in Property Fund holds the value of capitalised assets.

MRS GELL'S ALMSHOUSES – ICKENHAM
Notes to the Financial Statements year ended 31 December 2024
(continued)

14. ANALYSIS OF RESTRICTED FUNDS

	Cottage Summer House Fund	Total Restricted Funds
	£	£
Balance at 1 January 2024	6,525	6,525
Incoming resources	-	-
Outgoing resources	(2,160)	(2,160)
Transfers in/(out)	15,075	15,075
Balance at 31 December 2024	19,440	19,440

The Cottage Summer House Fund comprises the net book value of the refurbishment of the summer house in the property gardens in 2024.

15. COMMITMENTS

At the balance sheet date there were no contingent liabilities or other financial commitments contracted for. (2023: NIL).

Although not contracted for, the trustees have provisionally approved roof repairs and guttering work, estimated at £2,300, together with external painting estimated at £9,000 (2023: £3700)

16. OFFICERS AND SENIOR EXECUTIVE EMOLUMENTS

The Trustees are defined as the officers and senior executives. No remuneration or expenses were paid to the Trustees (2023: NIL)

MRS GELLS ALMSHOUSE CHARITY

England & Wales - Charity number 213205

Accounts

MRS GELL'S ALMSHOUSES – ICKENHAM

REGISTERED CHARITY NO. 213205



TRUSTEES REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED

31 DECEMBER 2023

MRS GELL'S ALMSHOUSES – ICKENHAM
TRUSTEES REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

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3-4	Report of the Trustees
5	Report of the Independent Examiner
6	Statement of Financial Activities
7	Balance Sheet
8-14	Notes to the Financial Statements

MRS GELL'S ALMSHOUSES – ICKENHAM

LEGAL AND ADMINISTRATIVE INFORMATION

TRUSTEES EX-OFFICIO

Revd F Davies	Rector (until 27/8/23))
Mrs L Varley	Churchwarden) St. Giles Ickenham
Mr G Edwards	Churchwarden (from 26/4/23))
Mr K Arnold	Trustee	
Mr E Lee	Trustee	
Mrs R Hodgson	Trustee	

CHARITABLE STATUS

Mrs Gell's Almshouses is an unincorporated charity registered with the Charities Commission in England, charity number 213205. It was established in 1857 under the will of the late Charlotte Gell of Ickenham, for the benefit of elderly alms people being church members.

CLERK TO THE CHARITY

Miss B Baxter

TREASURER

Mr E Lee

INDEPENDENT EXAMINER

Mrs F Chandramohan FCA

PRINCIPAL ADDRESS

St.Giles Rectory, 38 Swakeleys Road, Ickenham, Middlesex

PRINCIPAL BANKERS

Barclays Bank plc, 54 High Street, Ruislip, Middlesex, HA4 7AT

MRS GELL'S ALMSHOUSES – ICKENHAM

TRUSTEES ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2023

The Trustees present their report and the financial statements for the year ended 31 December 2023.

PRINCIPAL ACTIVITY

The Charity's principal activity during the year continued to be the administration and management of the Almshouses at 22A-26D Swakeleys Road, Ickenham, Middlesex, UB10 8BG. The Trustees are satisfied that the work of the Charity is in accordance with its objectives and provides tangible benefits to the occupants of the Almshouses.

REVIEW OF ACTIVITIES

Routine maintenance and repairs were undertaken to several of the flats during the year. The final instalment payment for the major replacement of windows to the whole property, completed last year, was made. A leak in the water main serving the property was also isolated and repaired.

FINANCIAL REVIEW AND RESERVES POLICY

Regular payments toward maintenance, heating and lighting from the residents, together with dividends from investments, amounted to an income of £28,033 for the year.

The major areas of expenditure were on maintenance of the property and gardens, energy costs and depreciation of fixed assets, being the capitalised cost of major refurbishments to kitchens, bathrooms and windows. Together with other running costs, total expenditure in the year was £31,983.

However, the funds invested with M&G Investments yielded a gain of £23,240 which led to an overall surplus for the year of £19,290.

The Trustees have set aside, as designated funds, a sum of £78,000 for extraordinary repairs and £40,000 for cyclical repairs, reserves which they believe are adequate for these requirements.

MRS GELL'S ALMSHOUSES – ICKENHAM
TRUSTEES ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2023
(continued)

RISK MANAGEMENT

The trustees review the risks which the Charity faces on a regular basis and confirm that steps are then taken to mitigate any significant risks.

TRUSTEES RESPONSIBILITIES IN RELATION TO THE FINANCIAL STATEMENTS

The Trustees have reviewed the Almshouse's financial position including projected income and expenditure in the coming year, the level of cash and reserves together with the system of financial management. As a result of this review, the Trustees are of the opinion that the Almshouse's Charity is well placed to manage its operational and financial risks successfully. The Trustees have a reasonable expectation that the Almshouses have adequate resources to continue in operational existence for the foreseeable future and therefore continue to adopt the going concern basis of accounting in preparing annual accounts.

MRS GELL'S ALMSHOUSES – ICKENHAM
INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
MRS GELL'S ALMSHOUSES FOR THE YEAR ENDED 31 DECEMBER 2023

I report to the trustees on my examination of the accounts of the charity for the year ended 31 December 2023 which are set out on pages 6 to 14.

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.

I report in respect of my examination of the charity's accounts carried out under section 145 of the Charities Act 2011 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 Charities Act 2011.

Independent Examiners Statement

I have completed my examination and 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 charity 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 to enable a proper understanding of the accounts to be reached.

Mrs. F Chandramohan FCA

FJ Chohan

Date:

28 March 2024

MRS GELL'S ALMSHOUSES – ICKENHAM

**STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED
31 DECEMBER 2023**

Income and Endowments from:

		General	Designated	Restricted	2023	2022
		Fund	Funds	Funds	Total	Total
	Note	£	£	£	£	£
Donations		100			100	-
Charitable Activities		27,392			27,392	25,984
Investments		541			541	477
Total Income	5	28,033			28,033	26,461

Expenditure on:

Charitable Activities		21,084	10,874		31,958	47,759
Other Expenditure		25			25	-
Total Expenditure	6	21,109	10,874		31,983	47,759
Net Income/(Expenditure) before transfers		6,924	(10,874)		(3,950)	(21,298)
Transfers between Funds						
Gross Transfers-in			4,647		4,647	-
Gross Transfers-out		(4,647)			(4,647)	-
Other recognised gains/losses						
Gain/loss on investment assets		23,240			23,240	2,578
Fund net movement		25,517	(6,227)		19,290	(18,720)
Funds brought forward		272,868	188,500	6,525	467,893	486,613
Funds carried forward		298,385	182,273	6,525	487,183	467,893

MRS GELL'S ALMSHOUSES – ICKENHAM
BALANCE SHEET AT 31 DECEMBER 2023

					2023	2022
		General	Designated	Restricted	Total	Total
		Fund	Funds	Funds	Funds	Funds
	Note	£	£	£	£	£
Fixed Assets						
Tangible Assets	7		64,273		64,273	69,883
Current Assets						
Debtors	8	664			664	716
Deposits	9	711			711	681
Investments	10	281,496	114,617	6,525	402,638	389,397
Cash at Bank / in hand		16,414	3,383		19,797	8216
Current Liabilities						
Creditors : amounts falling due in one year	11	(900)			(900)	(1000)
Net current assets		298,385	118,000	6,525	422,911	398,010
Total Net Assets	12	298,385	182,273	6,525	487,183	467,893
Represented by:						
Unrestricted Funds	13	298,385	182,273		480,658	461,368
Restricted Funds	14			6,525	6,525	6,525
Fund Totals		298,385	182,273	6,525	487,183	467,893

Approved by the Trustees on: 9th April, 2024
and signed on their behalf by:



B. Baxter (Clerk)



L. Varley (Trustee)



E. Lee (Treasurer)

MRS GELL'S ALMSHOUSES – ICKENHAM

Notes to the Financial Statements year ended 31 December 2023

1. Basis of preparation

These financial statements have been prepared under the historical cost convention, recognising items at transaction or cost value. The exception to this is that investments are valued at the current market value prevailing at the balance sheet date.

The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) issued on 16 July 2014 and with the Charities Act 2011.

The charity has taken advantage of the provisions in the SORP for charities applying FRS102 not to prepare a Statement of Cash Flows.

The trustees have considered the level of funds held, together with the expected levels of income and expenditure in the 12 months following the date of these financial statements. They also believe that there are no material uncertainties and therefore these financial statements are prepared on a going concern basis.

2. Accounting policies-income

The charities principal income derives from maintenance and heating contributions receivable in respect of housing accommodation comprising eight bed-sit dwellings and one flat occupied by the trustees' representative.

Income is included in these financial statements when the charity becomes entitled to it, it is more likely than not that it will be received and a reliable value can be attributed to it.

Grants and donations are only included when the above criteria are met.

MRS GELL'S ALMSHOUSES – ICKENHAM
Notes to the Financial Statements year ended 31 December 2023
(continued)

3. Expenditure and liabilities

Resources expended are recognised within the period to which they relate.

Liabilities are recognised where it is more likely than not that there is a legal or constructive obligation committing the charity to pay out resources and the amount of the obligation can be measured with reasonable certainty.

4. Taxation

Mrs Gell's Almshouses is a registered charity and is therefore exempt from taxation on its income and capital gains.

5. Analysis of Income

					2023	2022
	General	Designated	Restricted		Total	Total
	Fund	Funds	Funds		Funds	Funds
	£	£	£		£	£
Donations received	100				100	-
Charitable activities:						
Maintenance contributions	21,046				21,046	19,772
Heating contributions	6,346				6,346	6,212
						25,984
Investments:						
Dividend income	511				511	470
Investment income	30				30	7
						477
Total income	28,033				28,033	26,461

MRS GELL'S ALMSHOUSES – ICKENHAM
Notes to the Financial Statements year ended 31 December 2023
(continued)

6. Analysis of Expenditure

				2023	2022
	General	Designated	Restricted	Total	Total
	Fund	Funds	Funds	Funds	Funds
	£	£	£	£	£
Charitable activities:					-
Repairs & Maintenance	6,030	1,581		7,611	34,267
Garden maintenance	2,997			2,997	1,776
Gas	4,942			4,942	4,558
Electricity	1,886			1,886	684
Water	1,231			1,231	1,303
Council Tax	-			-	-
Insurance	1,607			1,607	1,566
Helpline	121			121	161
Stationery & Postage	41			41	225
Cleaning	570			570	660
Subscriptions/Donations	196			196	37
Bookkeeping services	1,320			1,320	-
Software fees	165			165	-
Depreciation charges		9,293		9,293	2,335
Miscellaneous	(22)			(22)	187
Other Expenditure:					
Bank charges	25			25	-
Interest payable					-
					-
Total Expenditure:	21,109	10,874		31,983	47,759

MRS GELL'S ALMSHOUSES – ICKENHAM
Notes to the Financial Statements year ended 31 December 2023
(continued)

7. Tangible fixed assets

	Housing Property – historical cost	Housing Property - improvements	Total
	£	£	£
Cost:			
At 1 January 2023	17,760	54,458	72,218
Additions	-	3,683	3,683
Disposals	-	-	-
At 31 December 2023	17,760	58,141	75,901
Depreciation:			
At 1 January 2023	-	2,335	2,335
Charge for the year	-	9,293	9,293
At 31 December 2023	-	11,628	11,628
Net book value:			
At 1 January 2023	17,760	52,123	69,883
At 31 December 2023	17,760	46,513	64,273

Mrs Gell's Almshouses were constructed in 1857 and since there is no record of the original cost, no value is attributed thereto. Improvements carried out in 1982, which amounted to £ 150,281, were mostly financed by a Housing Association Grant. The remaining balance of £ 17,760, met by the Almshouses, was capitalised. As the properties are maintained in a state of repair such that their residual value is not less than this historic cost, no annual depreciation charge is made.

Major refurbishments to the kitchens and bathrooms costing £ 23,346 and to the windows costing £ 31,112 in 2021, £ 3,683 in 2023 have been capitalised. These assets are being depreciated on a straight-line basis over 10 years.

MRS GELL'S ALMSHOUSES – ICKENHAM
Notes to the Financial Statements year ended 31 December 2023
(continued)

8. Debtors

	2023	2022
	£	£
Prepaid insurance premiums	664	716
	664	716

9. Deposits

	2023	2022
	£	£
CCLA Deposit account	711	681
	711	681

10. Investments

	2023	2022
	£	£
M&G Charity Multi Asset Fund	402,638	389,397
	402,638	389,397

11. Creditors

	2023	2022
	£	£
Accrued gas costs	900	500
Accrued electricity costs	-	500
	900	1000

MRS GELL'S ALMSHOUSES – ICKENHAM
Notes to the Financial Statements year ended 31 December 2023
(continued)

12. Analysis of Net Assets between funds

	Unrestricted funds	Restricted funds	Total 2023
	£	£	£
Fixed Assets	64,273	-	64,273
Current Assets	417,285	6,525	423,810
Current Liabilities	(900)	-	(900)
	480,658	6,525	487,183

13. ANALYSIS OF UNRESTRICTED FUNDS

	General Fund	Cyclical Repairs & Maintenance Fund	Extraordinary Repairs Fund	Investment in Property Fund	Total unrestricted funds
	£	£	£		£
Balances at 1 January 2023	272,868	40,259	78,357	69,884	461,368
Incoming resources	51,273				51,273
Outgoing resources	(21,109)	(509)	(1,072)	(9,293)	(31,983)
Transfers in/(out)	(4,647)	250	715	3,682	-
Balances at 31 December 2023	298,385	40,000	78,000	64,273	480,658

The Cyclical Repairs & Maintenance Fund is set aside for periodic repairs to the properties and the Extraordinary Repairs Fund is set aside for non-routine and more major repairs. The Investment in Property Fund holds the value of capitalised assets.

MRS GELL'S ALMSHOUSES – ICKENHAM
Notes to the Financial Statements year ended 31 December 2023
(continued)

14. ANALYSIS OF RESTRICTED FUNDS

	Cottage Summer House Fund	Total Restricted Funds
	£	£
Balance at 1 January 2023	6,525	6,525
Incoming resources	-	-
Outgoing resources	-	-
Transfers in/(out)	-	-
Balance at 31 December 2023	6,525	6,525

The Cottage Summer House Fund contains funds donated for the refurbishment of the summer house in the property gardens.

15. COMMITMENTS

At the balance sheet date there were no contingent liabilities or other financial commitments contracted for. (2022:NIL) .

Although not contracted for, the trustees have authorised the replacement of sealed window units at the Almshouses, with an estimated liability of £3,700, the first stage payment being made in January 2024 (2022:NIL)

16. OFFICERS AND SENIOR EXECUTIVES EMOLUMENTS

The Trustees are defined as the officers and senior executives. No remuneration or expenses were paid to the Trustees (2022: NIL)

MRS GELLS ALMSHOUSE CHARITY

England & Wales - Charity number 213205

Accounts

MRS GELL'S ALMSHOUSES – ICKENHAM

REGISTERED CHARITY NO. 213205



FINANCIAL STATEMENTS

FOR THE YEAR ENDED

31 DECEMBER 2022

CHARITY COMMISSION
FIRST CONTACT

23 OCT 2023

ACCOUNTS
RECEIVED

CHARITY COMMISSION
FIRST CONTACT

23 OCT 2023

RECORDED
RECEIVED

MRS GELL'S ALMSHOUSES – ICKENHAM

TRUSTEES:

EX-OFFICIO

Revd F Davies	Rector)
Mrs R Hodgson	Churchwarden (until 27/4/22)) St.Giles Ickenham
Mrs L Varley	Churchwarden)
Mr K Arnold	Trustee	
Mr E Lee	Trustee	

CLERK TO THE CHARITY

Miss B Baxter

TREASURER

Mr R Askey

PRINCIPAL ADDRESS

St.Giles Rectory
38 Swakeleys Road
Ickenham
Middlesex

PRINCIPAL BANKERS

Barclays Bank plc
54 High Street
Ruislip
Middlesex
HA4 7AT

MRS GELL'S ALMSHOUSES – ICKENHAM
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

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Report of the Independent Examiner

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Income and Expenditure Account

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Balance Sheet

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Notes to the Financial Statements

MRS GELL'S ALMSHOUSES – ICKENHAM

REPORT OF THE TRUSTEES

The Trustees present their report and the financial statements for the year ended 31 December 2022.

CONSTITUTION AND OBJECTS

Mrs Gell's Almshouses Charity was established in 1857 under the will of the late Charlotte Gell of Ickenham for the benefit of elderly almspeople of the charity being Church members and is registered with the Charity Commission under charity number 213205.

PRINCIPAL ACTIVITY

The Charity's principal activity during the year continued to be the administration and management of the Almshouses at 22A-26D Swakeleys Road, Ickenham, Middlesex, UB10 8BG.

BENEFITS

The Trustees have reviewed the Charity Commission guidance on the requirement to report benefits and are satisfied that the work of the Charity is in accordance with its objectives and provides tangible benefits to the occupants of the Almshouses.

ORGANISATION

The names of those who serve as trustees are set out at the front of these accounts. They comprise the Rector and the churchwardens of St. Giles church Ickenham, together with two nominative trustees appointed by the Parochial Church Council. Revd. Felicity Davies was appointed Rector on 3 September 2014.

REVIEW OF ACTIVITIES

Other than routine maintenance and upkeep, the front paths were fully refurbished and replacement front gates were fitted.

RESERVES POLICY

It is the policy of the trustees to maintain appropriate reserves being guided by numbers published by the Almshouse Association.

RISK MANAGEMENT

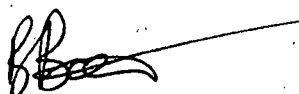
The trustees review the risks which the Charity faces on a regular basis and confirm that steps are then taken to mitigate any significant risks.

TRUSTEES RESPONSIBILITIES IN RELATION TO THE FINANCIAL STATEMENTS

Charity legislation requires trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity at the end of the financial year and of the surplus or deficit for that period. In preparing the financial statements, suitable accounting policies have been adopted and consistently applied, to the best of the trustees' knowledge and belief, by reference to reasonable and prudent judgements and estimates. Applicable accounting standards have been followed. The trustees are responsible for maintaining adequate accounting records, for safeguarding the assets of the Charity and for detecting and preventing fraud and other irregularities. The trustees are also required to indicate where the financial statements are prepared other than on the basis that the Charity is a going concern.

INDEPENDENT EXAMINATION

Under the provisions of the Charities Act 2011, an independent examination has been carried out this year.



By Order of the Trustees
B. Baxter
Clerk

31st July, 2023

REPORT OF THE INDEPENDENT EXAMINER

I have examined the books and records of Mrs Gell's Almshouses- Ickenham for the year ended 31 December 2022 and confirm that the financial statements as set out on pages 6-11 hereunder are in accordance therewith.



Fiona Chandramohan
Independent Examiner

26 July, 2023

MRS GELL'S ALMSHOUSES – ICKENHAM
INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2022

		2022		2021
	£	£	£	£
TURNOVER FROM LETTINGS				
Maintenance Contributions		19,772		19,915
Heating Contributions		6,212		5,805
Losses from Voids		-		(2,635)
		25,984		23,085
 OPERATING COSTS				
Services- Heating /Lighting	5,242		4,181	
Services- Water	1,303	6,545	827	5,008
Council Tax		-		1,151
Insurance		1,566		1,458
Helpline Services		161		81
Postage/Stationery/Cleaning		885		455
Subscriptions/Donations		37		37
Sundry Expenses		187		198
Depreciation		2,335		-
Repairs and Maintenance		36,043		43,332
		47,759		51,720
 OPERATING (DEFICIT)/SURPLUS		(21,775)		(28,635)
 Surplus on sale of investments		-		68,806
Dividend and interest income (Note 4)		477		444
 (DEFICIT/SURPLUS FOR THE YEAR		(21,298)		40,615

Included in the repairs and maintenance costs of £36,043 were costs of £15,000 for the replacement of front pathways.

MRS GELL'S ALMSHOUSES – ICKENHAM
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

1. ESTABLISHMENT

Mrs Gell's Almshouses Charity was established in 1857 under the will of the late Charlotte Gell of Ickenham and is administered under a scheme approved by the Charity Commissioners.

2. PRINCIPLE ACCOUNTING POLICIES

The financial statements have been prepared in accordance with applicable Accounting Standards in the United Kingdom. A summary of the more important policies is set out below:

a) Basis of Accounting

The financial statements are prepared on the historical cost basis except for the investments which are stated at current market value.

b) Turnover

Turnover comprises maintenance and heating contributions receivable in respect of housing accommodation comprising eight bed-sit dwellings and one flat occupied by the trustees' representative.

c) Housing Property

Mrs Gell's Almshouses were constructed in 1857 and since there is no record of the original cost, no value is attributed thereto. The Housing property cost relates to improvements carried out in 1982 which were funded by a Housing Association Grant (£132,521), a mortgage loan (£13,143) from the Housing Corporation secured on the freehold building and from Mrs Gell's Almshouses own resources (£4,617). As the properties are maintained in a state of repair such that their estimated residual value is not less than their improvement cost or carrying amount, there is no annual charge for depreciation. The Housing Association Grant, paid by the Housing Corporation, is shown as a deduction from the Housing Property cost on the balance sheet as it reduced the cost of the development.

d) Cyclical Repairs and Maintenance Reserve

The reserve sets aside amounts to carry out periodic cyclical repairs to the Housing Property

MRS GELL'S ALMSHOUSES – ICKENHAM
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2022

e) Extraordinary Repairs Reserve

The reserve sets aside amounts to carry out major repairs to the Housing Property.

f) Investment Revaluation Reserve

The reserve represents the unrealised excess of market value of the investments over original cost.

3. OFFICERS AND SENIOR EXECUTIVES EMOLUMENTS

The Trustees are defined as the officers and senior executives. No remuneration or expenses were paid to the Trustees (2021: NIL)

4. INTEREST RECEIVABLE AND OTHER INCOME

	2022	2021
	£	£
Investment income	7	-
Dividend income	<u>470</u>	<u>444</u>
	<u>477</u>	<u>444</u>

5. TAXATION

Mrs Gell's Almshouses is a registered charity and is therefore exempt from taxation on its income and capital gains.

6. FIXED ASSETS

Freehold Property Cost less Housing Association Grant

At 1st January 2022 and 31st December 2022 £17,760

Capitalisation of new windows £31,112

Capitalisation of replacement kitchens
and bathrooms £23,346

Depreciation of kitchens and bathrooms (£ 2,335)

£69,883

MRS GELL'S ALMSHOUSES – ICKENHAM
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2022

	2022	2021
	£	£
7. DEBTORS		
Amounts falling due within one year:		
Prepaid insurance	716	680
8. INVESTMENTS		
M&G Investments	389,397	386,819
Deposit Account	681	674
Market values at 31 st December.	<u>390,078</u>	<u>387,493</u>
9. CREDITORS		
Amounts falling due within one year:		
Accrued gas and electricity costs	1,000	1,145
Amounts falling due after one year:		
Summer house donations	6,525	6,525

MRS GELL'S ALMSHOUSES – ICKENHAM
NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED 31 DECEMBER 2022

10. DESIGNATED RESERVES

	Total	Extraordinary Repairs Reserve	Cyclical Repair and Maintenance Reserve	Income and Expenditure Reserve
	£	£	£	£
Balances at 31 December 2021	139,914	47,151	23,957	68,806
Adjustments in 2022	-	46,206	22,600	(68,806)
	139,914	93,357	46,557	-
Deficit in 2022 transferred to Reserves	(21,298)	(15,000)	(6,298)	-
Balance at 31 December 2022	118,616	78,357	40,259	-

The charge to Cyclical Repairs Reserve relates to the replacement cost of the front pathways.

11. COMMITMENTS

At the balance sheet date there were no contingent liabilities or other financial commitments, either contracted for, or authorised by the trustees but not contracted for. (2021: NIL)