

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
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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:

					2025	2024
		General	Designated	Restricted	Total	Total
		Fund	Funds	Funds	Funds	Funds
	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

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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
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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)