



CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period

From 1st January 2020 **To** 31st December 2020

Charity name: ANN SMYTHS ALMSHOUSES

Charity registration number: 213747

Objectives and Activities

<i>Summary of the purposes of the charity as set out in its governing document</i>	THE PROVISION OF HOUSING ACCOMMODATION FOR RESIDENTS; AND SUCH CHARITABLE PURPOSES FOR THE BENEFIT OF THE RESIDENTS AS THE TRUSTEES DECIDE.
<i>Summary of the main activities in relation to those purposes for the public benefit.</i>	The provision and maintenance of self-contained apartments as accommodation for eight women aged fifty years and over, who are also communicant members of the Church of England. The provision and maintenance of a garden for the shared enjoyment of the residents.
<i>Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission</i>	The trustees have regard to the guidance issued by the Charity Commission on public benefit

Achievements and Performance

<i>Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.</i>	<p>The charity continues to maintain the eight apartments in a reasonable condition, providing a comfortable, safe and secure home for the beneficiaries of the charity.</p> <p>The trustees are committed to keeping the residents' weekly maintenance contribution at a level that is affordable to those with limited means who might otherwise not be able to afford to live independently in the parish.</p>
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<i>Achievements against objectives set</i>	<p>In 2020, COVID restrictions limited the trustees' communication with residents largely to phone contact. However the programme of works to improve the appearance and utility of the garden and the condition of individual apartments was able to continue</p> <ul style="list-style-type: none"> • A handrail was fitted to the side door of Flat 2 • In the garden, a holly tree was removed and an apple tree lopped • Access around the garden was improved with the paving of the path and the open space at the west end of the building • The offer to all residents to redecorate a room in each flat, where accepted, was fulfilled. An programme offering the redecoration of a second room is now underway. <p>An architect was commissioned to carry out a 'quinquennial-style' condition survey of the building. An initial external inspection was begun in 2020 and is expected to complete in 2021.</p> <p>In response to the Covid-19 pandemic, the Trustees put in place a cleaning regime for the common areas aimed at reducing the risk of spreading the virus via surface contact. Non-essential maintenance was suspended and all visiting engineers/tradesmen were required to wear masks and take appropriate precautions.</p> <p>During periods when physical visits were not allowed, Trustees kept track of residents' well-being through regular phone contact.</p>
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Financial Review

<i>Review of the charity's financial position at the end of the period</i>	<p>Over the year a small operational surplus of £1,843 was achieved. The total of £31.2k resources expended included the one-off cost of nearly £10k to repave areas of the garden, and the costs of the rolling programme of flat redecoration.</p>
<i>Statement explaining the policy for holding reserves stating why they are held</i>	<p>The funds held by the charity on deposit at the end of the year amounted to £80,720. The trustees consider it prudent to increase this reserve by a further £30k in case of major works being needed on the building, such as re-roofing.</p>
<i>The charity's principal sources of funds (including any fundraising)</i>	<p>The charity's sole source of funds is the residents' Weekly Maintenance Contributions.</p> <p>The Trustees reviewed the WMC in 2019 and from 1st January 2020 it was increased in line with inflation to £82 per week (£97 for the two bedroom flat).</p>

<i>A description of the principal risks facing the charity</i>	<p>The principal risks facing the charity are</p> <ul style="list-style-type: none"> • Expensive building repairs. Regular inspections are carried out and remedial work undertaken. The trustees have initiated a quinquennial inspection routine, and will review the reserves policy to help mitigate this risk • Threat to life and property from fire, flood or other accident. Since the end of the reporting period, the trustees have carried out a new risk assessment and produced an associated maintenance action plan. • The risk of falling demand for Almshouse accommodation. All eight apartments have been fully occupied since the completion of refurbishment in 2003 and trustees keep a record of any declarations of interest in vacancies received.
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Structure, Governance and Management

<i>Description of charity's trusts:</i>	
<i>Type of governing document</i>	Charity Commission Scheme of 2nd October 1956, as amended 20th July 1998
<i>How is the charity constituted?</i>	Charitable Trust
<i>Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees</i>	<p>The Charity is administered by voluntary trustees:</p> <ul style="list-style-type: none"> • Ex officio: Vicar or Priest-in-charge and two churchwardens of the parish of St Mary at the Elms, Ipswich, plus • One other person appointed by the Parochial Church Council

Reference and Administrative details

Charity name	ANN SMYTHS ALMSHOUSES
Other name the charity uses	ST MARY ELMS ALMSHOUSES
Registered charity number	213747
Charity's principal address	St Mary at the Elms Vicarage, 68 Black Horse Lane Ipswich IP1 2EF

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year
1	Rev John Thackray	Chair	
2	Robert Hugh Pierce	Treasurer	
3	Jacqueline Mary Leach	Trustee	
4	Robert Stirling	Trustee	

Other optional information

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Declarations

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)

John H. Leach	J. M. Leach
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Full name(s)

JOHN DONALD THACKRAY	JACQUELINE MARY LEACH
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Position (eg
Secretary, Chair, etc)

Chair	Trustee
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Date

21 October 2021

Annual Accounts

for the period

From (start date) 01 January 2020

to (end date) 31 December 2020

Charity Name Ann Smyth's Almshouses

Charity No (if any) 213747

Section A Statement of Financial Activities

Note	Unrestricted funds £	Restricted income funds £	Endowment funds £	Total this year £	Total last year £
Incoming resources					
Incoming resources from generated funds:					
Investment income:	172			172	496
Incoming resources from charitable activities:					
Contributions from residents	32936			32936	36711
V/A Marriott Rentention	0			0	14186
TOTAL INCOMING RESOURCES	33107	0	0	33107	51393
Resources expended					
Costs of generated funds:					
Charitable activities, provision of sheltered	30765			30765	15497
Governance costs	500			500	157
TOTAL RESOURCES EXPENDED	31265	0	0	31265	15654
Net incoming/outgoing resources	1843			1843	35739
Transfers between funds:					
Fund balances at 1 January 2020	602147			602147	566408
Fund balances c/fwd at 31 December 2020	603990	0	0	603990	602147

Section B

Balance Sheet

Note	Unrestricted funds £	Restricted income funds £	Endowment funds £	Total this year £	Total last year £
Fixed assets:					
Tangible assets	401206			401206	401206
Total fixed assets:	401206	0	0	401206	401206
Current assets:					
Debtors:				0	0
Cash at bank and in hand	203084			203084	200941
Total current assets:	203084	0	0	203084	200941
Creditors	300			300	0
Total assets less current liabilities	603990	0	0	603990	602147
Unrestricted funds:	603990			603990	602117
Endowment:					
Restricted funds:					
	603990	0	0	603990	602117

Signature by one or two trustees on behalf of all trustees

Signature:

Print name

Date of
approval

Section C

Notes to the accounts

1. Analysis of incoming resources

	Analysis	This year	Last year
		£	£
Investment Income:	Interest	172	496
	Total	172	496
Incoming resources: from charitable activities	Contribution from residents	32936	36711
	V&A-Marriott Retention		14186
	Total	32936	50897

2. Analysis of resources expended

	Analysis	This year	Last year
		£	£
Charitable activities	Hears System	2355	368
	Alms House Running Costs	15547	5606
	Telephone	147	161
	Repairs and renewals	11135	7666
	Sundry Expenses	127	
	Clerks Honorarium	70	360
	Insurance	1383	1336
	Total	30765	15497

Section C	Notes to the accounts	(cont)
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Governance costs

Subscriptions	200	10
Review and accountancy	300	
Facilitators		147
Total	500	157

Details of certain items of expenditure:

Trustee expenses

Please provide details of the amount of any payment or reimbursement of out-of-pocket expenses made to trustees or to third parties for expenses incurred by trustees. If no expenses were paid, please enter 'None' in the appropriate box(es)

Number of trustees who were paid expenses

Nature of the expenses

Total amount paid

This year	Last year
0	0
0	0
£0	£0

Fees for examinations or audit of the accounts

Please provide details of the amount paid for any statutory external scrutiny of accounts and other services provided by your independent examiner or auditor. If nothing was paid, please enter 'None' in the appropriate box(es)

Independent examiner's or auditors fees

Other fees (for example: advice) paid to the examiner/auditor

This year £	Last year £
300	0
0	0

Paid employees

Please complete this note if the charity have any paid employees

Gross wages, salaries and benefits

in kind

Employer's national insurance costs

Pension costs

Total staff costs

This year £	Last year £
0	0
0	0
0	0
0	0

Section C

Notes to the accounts

(cont)

Debtors and prepayments

Please complete this note if the charity have any debtors or prepayments

Analysis of debtors**Payment in advance:**

Amounts falling due within one year		Amounts falling due after more than one year	
This year £	Last year £	This year £	Last year £
0	0		
0	0	0	0

Creditors and accruals

Please complete this note if the charity have any creditors and accruals

Analysis of creditors**Other creditors:****Bank loan**

Amounts falling due within one year		Amounts falling due after more than one year	
This year £	Last year £	This year £	Last year £
300	0		
0	0		
300	0	0	0

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF
ANN SMYTH'S ALMSHOUSES
CHARITY NO: 213747

I report on the accounts for the year ended 31 Dec 2020.

Respective responsibilities of trustees and examiner

The trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144(2) of the Charities Act 2011 (the 2011 Act)) and that an independent examination is needed.

It is my responsibility to:

- Examine the accounts under section 145 of the 2011 Act;
- to follow the procedures laid down in the General Directions given by the Charity Commissioners under section 145(5)(b) of the 2011 Act; and
- to state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the General Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In the course of my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 130 of the 2011 Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act

have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed: 

C L Bartram MAAT

20 Woolner Close

Hadleigh

Suffolk

IP7 5SX

Dated: 20 AUG 21