

# THE NEWBURY CHURCH AND ALMHOUSE CHARITY

England & Wales · Charity number 213803

## Details

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**Status** Registered

**Legal form** Other

**Registered** 1963-02-28

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

## Contact

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**Address** 44 Donnington Square  
Newbury  
Newbury  
Newbury  
Berkshire  
RG14 1PP

**Phone** 07538880428

**Email** [chris@newburyalmshouses.com](mailto:chris@newburyalmshouses.com)

**Website** [www.newburyalmshouses.com](http://www.newburyalmshouses.com)

## Activities

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**Objects:** (1) IN OR TOWARDS DEFRAYING THE CHARGES PROPERLY INCURRED BY THE PAROCHIAL CHURCH COUNCIL OF THE SAID ECCLESIASTICAL PARISH OF ST NICOLAS, NEWBURY, IN RESPECT OF THE CARE, MAINTENANCE, PRESERVATION AND INSURANCE OF THE FABRIC OF THE PARISH CHURCH OF THE SAID ECCLESIASTICAL PARISH AND THE CHURCHYARD GATES, WALLS, BELLS AND ORGAN IN THE SAID PARISH CHURCH AND THE HEATING OF THE SAID PARISH CHURCH; (2) FOR THE BENEFIT OF THE RESIDENTS IN THE ALMSHOUSES OF THE CHARITY OR ANY OF THEM IN SUCH MANNER AS THE TRUSTEES THINK FIT FROM TIME TO TIME; (3) FOR RELIEF IN NEED IN ACCORDANCE WITH THE PROVISIONS HEREINAFTER CONTAINED; PROVIDED THAT IF AN IN SO FAR AS IN ANY YEAR INCOME IS NOT REQUIRED FOR APPLICATION AS AFORESAID THE TRUSTEES SHALL APPLY THE SAME FOR SUCH CHARITABLE PURPOSES FOR THE BENEFIT OF THE INHABITANTS OF THE AREA OF BENEFIT AS THE TRUSTEES SHALL FROM TIME TO TIME THINK FIT. FOR FURTHER DETAILS SEE SCHEME

**Activities:** To provide almshouse accommodation to poor persons of good character who have resided in the area of benefit for not less than five years immediately preceding the time of their appointment. To contribute to the care, maintenance, preservation and insurance of the fabric of the parish church, St Nicolas. To

provide relief in need for persons resident in the area of benefit

## Classification

- **How:** Makes Grants To Individuals, Provides Buildings/facilities/open Space
- **What:** The Prevention Or Relief Of Poverty, Accommodation/housing
- **Who:** The General Public/mankind

## Geography

- **Area of benefit:** BOROUGH OF NEWBURY
- West Berkshire

## Finances

| Period end | Income   | Expenditure | Assets | Employees |
|------------|----------|-------------|--------|-----------|
| 2024-12-31 | £162,295 | £121,526    | -      | -         |
| 2023-12-31 | £154,165 | £108,747    | -      | -         |
| 2022-12-31 | £106,171 | £100,886    | -      | -         |
| 2021-12-31 | £123,195 | £84,819     | -      | -         |
| 2020-12-31 | £141,571 | £140,244    | -      | -         |

## Trustees

| Name                  | Role  | Appointed  |
|-----------------------|-------|------------|
| Rev Will Hunter-Smart | Chair | 2011-10-01 |
| Colin Price           |       | 2018-06-25 |
| Ian Park              |       | 2012-04-01 |
| Jo Fageant            |       | 2019-11-04 |
| Madeline Norman       |       | 2025-06-01 |
| Rev Pam Mckellen      |       | 2023-11-20 |
| Richard Coward        |       | 2020-11-25 |
| Robert Kennaugh       |       | 2020-03-27 |

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY**

England & Wales - Charity number 213803

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# Accounts

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Registered Charity No. 213803

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2024**

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
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# THE NEWBURY CHURCH AND ALMSHOUSE CHARITY

Registered Charity No. 213803

## ANNUAL REPORT 2024

The Newbury Church and Almshouse Charity is constituted by a scheme of the Charity Commissioners dated 6th March 1990. It is also registered with the National Association of Almshouses (No. 1609). The registered address of the Charity is:

**Admin & Operations Manager:  
(A&OM)** Mr Chris Roberts  
44 Donnington Square  
Newbury  
Berkshire  
RG14 1PP

### TRUSTEES

**Ex-Officio** The Revd Will Hunter Smart  
Ms Tania Wolak/Madeline Norman  
Mr Richard Coward

**Co-opted** Mr Ian Park  
Mr Bob Kennaugh  
Mr Colin Price  
Ms Jo Fageant  
Mr Darren King  
Revd Pam McKellen

**Independent Examiners:** PBA Accountants  
1B Charnham Ln  
Ramsbury  
Hungerford  
RG17 0EY

### Organisation and Aims

The governing document of the Charity states that the objects of the Newbury Church and Almshouse Charity are:

- The provision of low-cost housing for people in need within Newbury (RG14).
- The maintenance of the fabric of the Parish Church of St Nicolas.

The Board of Trustees meets at least three times a year and is chaired by the Rector of St Nicolas Church.

The main charitable activities undertaken are:

- To provide affordable accommodation for those in need, at fifteen almshouses in Newtown Road and twelve flats in Harvest Green, Newbury.
- To provide finance for the upkeep of the fabric of St Nicolas Church.
- To provide for relief-in-need for those living in the area of benefit.

### **REVIEW OF THE YEAR 2024**

The Charity has continued to operate throughout 2024, with all meetings now held in the St Nicolas Church meeting rooms. Ongoing operations included planned maintenance, void works, residents moving out, and new residents moving in.

#### **Maintenance, Services and Repairs**

The staircase hall in Block 7–12 Harvest Green was redecorated, and the gardening services were increased, much to the satisfaction of residents.

The fire alarm upgrade at Harvest Green was completed, with all flats in both blocks included.

A small budget surplus allowed the Charity to continue with both routine and larger works to ensure the accommodation remained in good order throughout 2024.

This year's larger works also included two refurbishments for vacant properties at Newtown Road.

Routine repairs continued throughout the year as required, predominantly plumbing and electrical faults.

#### **Expenditure and Investments**

Regular financial reviews, operational updates and resident reports were provided to the Trustees by the A&OM at Trustee meetings.

A small sum of beneficiaries' arrears in 2024 was due to Standing Orders not being increased by the residents in May 2024.

Even given the uncertain financial climate, the Charity's investments with M&G and CCLA both saw worthwhile increases at year end.

Investments were made in the Charity's Building Fund, Church Repair Fund and Cyclical Maintenance Account in line with the agreed budget. The budgeted amount from the Extraordinary Repair Fund was used this year to pay for the replacement of two commercial pumps, following the boiler replacements in 2023, within budget.

Although no relief-in-need donations were made in 2024, the Trustees agreed to maintain the fund for 2025 to manage any requests for the coming year.

Robust financial management processes remain in place, including dual authorisation for all outgoing payments and adherence to the Charity's procedures for approval of purchase orders and payments.

### **Policy**

The procedure for approval of purchase orders and payments policy was updated and approved by the Trustees.

### **Residents and Applicants**


There was a shortage of local Newbury residents wishing to become beneficiaries of NCAAC, and the refurbishment of two vacant properties in 2024 also slightly increased void costs.

### **Trustees and Personnel**

The cleaning of the communal areas at Harvest Green is now carried out by another resident following the resignation of the previous cleaner.

The Trustees postponed their annual autumn visits to residents until spring 2025.

Following the resignation of the existing Churchwarden, the new Churchwarden became an Ex-Officio Trustee of the Charity.

Signed: p.p. 

Will Hunter Smart (Chairman)

On behalf of the Board of Trustees

Dated: 11<sup>th</sup> October 2025

THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
ACCOUNTANTS REPORT

---

We have prepared the attached Financial Statements for the year ended 31st December 2024 from the records, information and explanations supplied to us by our client and we certify they are in accordance therewith.

*PBA Accountants*  
.....

Date 23rd October 2025

PBA ACCOUNTANTS AND BUSINESS ADVISERS LTD  
RAMSBURY HOUSE  
CHARNHAM LANE  
HUNGERFORD  
BERKSHIRE  
RG17 0EY

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
ESTATES ACCOUNT  
RECEIPTS AND PAYMENTS ACCOUNT  
FOR THE YEAR ENDED 31 DECEMBER 2024**

|                                | 2024          |                | 2023          |               |
|--------------------------------|---------------|----------------|---------------|---------------|
|                                | £             | £              | £             | £             |
| <b>RECEIPTS FROM ASSETS</b>    |               |                |               |               |
| COIF Investment Interest       |               | 35,999         |               | 35,504        |
| Building Society Interest      |               | 996            |               | 377           |
| <b>Total receipts for year</b> |               | <b>36,995</b>  |               | <b>35,881</b> |
| <br><b>PAYMENTS</b>            |               |                |               |               |
| Charitable Church Maintenance  | 26,000        |                | 26,000        |               |
| Relief in need payments        | -             |                | -             |               |
| Other Expenses Accountancy     | -             |                | -             |               |
|                                | <b>26,000</b> |                | <b>26,000</b> |               |
| Payments for investment assets |               |                |               |               |
| Church repair fund             | -             |                | -             |               |
|                                |               | <b>26,000</b>  |               | <b>26,000</b> |
| <b>Net receipts</b>            |               | <b>10,995</b>  |               | <b>9,881</b>  |
| Cash funds at 31 December 2023 |               | 94,098         |               | 84,217        |
| Cash funds at 31 December 2024 |               | <b>105,094</b> |               | <b>94,098</b> |

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY**  
**ALMSHOUSE ACCOUNT**  
**RECEIPTS AND PAYMENTS ACCOUNT**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

|   | 2024   |         | 2023   |         |
|---|--------|---------|--------|---------|
|   | £      | £       | £      | £       |
| <b>RECEIPTS FROM ASSETS</b>                 |        |         |        |         |
| Income from assets:                         |        |         |        |         |
| Residents Maintenance Contributions         |        | 123,781 |        | 117,289 |
| Building Society Interest                   |        | -       |        | -       |
| CAF Interest                                |        | 6       |        | -       |
| Interest Santander                          |        | 750     |        | 326     |
| M&G Investment Interest                     |        | 713     |        | 669     |
| Refund St Nic's                             |        | 50      |        | -       |
|   |        | 125,300 |        | 118,284 |
| <b>Total receipts for year</b>              |        |         |        |         |
| <b>PAYMENTS</b>                             |        |         |        |         |
| Water Charges                               | 2,965  |         | 2,788  |         |
| Repairs and Renewals                        | 16,888 |         | 7,553  |         |
| Insurance                                   | 6,858  |         | 3,409  |         |
| National Almshouse Association Subscription | -      |         | 602    |         |
| Office expenses and IT                      | 1,269  |         | 2,058  |         |
| Bank account fees                           | 60     |         | 60     |         |
| Accountancy Fees                            | 1,200  |         | 1,200  |         |
| Heating and Hot Water                       | 19,116 |         | 32,649 |         |
| Emergency Care Alarms                       | -      |         | 239    |         |
| Gardening                                   | 7,573  |         | 5,090  |         |
| Cleaning                                    | 2,692  |         | 2,762  |         |
| Employee Costs                              | 14,552 |         | 16,327 |         |
|   | 73,172 |         | 74,736 |         |
| <b>Payments for investment assets</b>       |        |         |        |         |
| Extraordinary Repair Fund                   | -      |         | -      |         |
| Building Fund                               | -      |         | -      |         |
|   | -      |         | -      |         |
| <b>EXTRAORDINARY PAYMENTS</b>               |        |         |        |         |
| <b>Cyclical Maintenance</b>                 |        |         |        |         |
| Newtown Road Upgrade Works                  | 22,354 |         | 5,844  |         |
| Harvest Green Upgrade Works                 | -      |         | 2,166  |         |
| Extraordinary Repairs                       | -      |         | -      |         |
| Newtown Wall Replacement                    | -      |         | -      |         |
|   | 22,354 |         | 8,010  |         |
| <b>Total payments for the year</b>          |        | 95,526  |        | 82,746  |
| Net receipts                                |        | 29,774  |        | 35,537  |
| Cash funds at 31 December 2022              |        | 139,510 |        | 103,973 |
| Cash funds at 31 December 2023              |        | 169,284 |        | 139,510 |

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY**  
**STATEMENT OF ASSETS**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

|                                  |            | Estates<br>Account<br>£ | Almshouse<br>Account<br>£ | Total<br>2024<br>£ | Total<br>2023<br>£ |
|----------------------------------|------------|-------------------------|---------------------------|--------------------|--------------------|
| <b>Monetary Assets</b>           |            |                         |                           |                    |                    |
| Bank Accounts                    |            | <u>105,094</u>          | <u>169,284</u>            | <u>274,378</u>     | <u>233,608</u>     |
| <b>Investments</b>               |            |                         |                           |                    |                    |
| At market value:                 |            |                         |                           |                    |                    |
|                                  | Units held | £                       | £                         | Total<br>2024<br>£ | Total<br>2023<br>£ |
| <b>COIF Accumulation Shares:</b> |            |                         |                           |                    |                    |
| Church Repair Fund               | 414.13     | 107,929                 |                           | 107,929            | 102,704            |
| Estates Account                  | 65,168.26  | 1,322,479               |                           | 1,322,479          | 1,293,264          |
| <b>NAACIF Accum. Shares:</b>     |            |                         |                           |                    |                    |
| Extraordinary Repair Fund        | 5,290.50   |                         | 640,529                   | 640,529            | 592,973            |
| Building Fund                    | 1,422.88   |                         | 172,270                   | 172,270            | 159,480            |
| Almshouses Account               | 17,611.00  |                         | 16,348                    | 16,348             | 15,818             |
|                                  |            | <u>1,430,408</u>        | <u>829,147</u>            | <u>2,259,555</u>   | <u>2,164,239</u>   |

**Non-Monetary Assets**

**Almshouses**

15 houses at Newtown Road, Newbury

12 flats at Harvest Green, Fifth Road, Newbury

APPROVED BY THE TRUSTEES ON

SIGNED:

P.P. 

Rev'd Will Hunter Smart

24<sup>TH</sup> October 2025

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

**1 ACCOUNTING POLICIES**

**a) Basis of Accounting**

The financial statements have been prepared on the receipts and payments basis.

**b) Depreciation**

No provision for depreciation has been made in the financial statements. The properties are maintained in good order and their current values are considered to be in excess of recorded costs.

**2 INVESTMENTS**

|                                      | General Funds      |                       | Church<br>Repair<br>Fund | Restricted Funds<br>Extraordinary<br>Repair Fund | Building<br>Fund | TOTAL            |
|--------------------------------------|--------------------|-----------------------|--------------------------|--|------------------|------------------|
|                                      | Estates<br>Account | Almshouses<br>Account |                          |  |                  |                  |
|                                      | £                  | £                     | £                        | £  | £                | £                |
| Cost                                 |                    |                       |                          |  |                  |                  |
| Balance as at<br>1 January 2024      | 322,312            | 5,414                 | 51,400                   | 108,250  | 42,000           | 529,376          |
| Appropriations<br>for the year       | -                  | -                     | -                        | -  | -                | -                |
| Balance as at<br>31 December<br>2024 | <u>322,312</u>     | <u>5,414</u>          | <u>51,400</u>            | <u>108,250</u>                                   | <u>42,000</u>    | <u>529,376</u>   |
| Market Value<br>31 December<br>2024  | <u>1,322,479</u>   | <u>16,348</u>         | <u>107,929</u>           | <u>640,528</u>                                   | <u>172,270</u>   | <u>2,259,554</u> |
| 31 December<br>2023                  | <u>1,293,264</u>   | <u>15,818</u>         | <u>102,704</u>           | <u>592,973</u>                                   | <u>159,480</u>   | <u>2,164,239</u> |

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
FIVE YEAR SUMMARY  
FOR THE YEAR ENDED 31 DECEMBER 2024**

**Market Value of Investments**

|                     | General Funds      |                       | Church<br>Repair<br>Fund | Restricted Funds<br>Extraordinary<br>Repair Fund | Building<br>Fund | TOTAL            |
|---------------------|--------------------|-----------------------|--------------------------|--|------------------|------------------|
|                     | Estates<br>Account | Almshouses<br>Account |                          |  |                  |                  |
| 31 December<br>2024 | <u>1,322,479</u>   | <u>16,348</u>         | <u>107,929</u>           | <u>640,528</u>                                   | <u>172,270</u>   | <u>2,259,554</u> |
| 31 December<br>2023 | <u>1,293,264</u>   | <u>15,818</u>         | <u>102,704</u>           | <u>592,973</u>                                   | <u>159,480</u>   | <u>2,164,239</u> |
| 31 December<br>2022 | <u>1,184,427</u>   | <u>15,552</u>         | <u>91,398</u>            | <u>558,311</u>                                   | <u>150,158</u>   | <u>1,999,846</u> |
| 31 December<br>2021 | <u>1,340,277</u>   | <u>16,052</u>         | <u>100,436</u>           | <u>553,935</u>                                   | <u>148,980</u>   | <u>2,159,680</u> |
| 31 December<br>2020 | <u>1,173,772</u>   | <u>14,726</u>         | <u>85,561</u>            | <u>512,289</u>                                   | <u>131,639</u>   | <u>1,917,987</u> |

**Movement in Year**

|                     |                  |               |                |                |                |                  |
|---------------------|------------------|---------------|----------------|----------------|----------------|------------------|
| 31 December<br>2023 | 1,293,264        | 15,818        | 102,704        | 592,973        | 159,480        | 2,164,239        |
| Movement            | 29,215           | 530           | 5,225          | 47,555         | 12,790         | 95,315           |
| 31 December<br>2024 | <u>1,322,479</u> | <u>16,348</u> | <u>107,929</u> | <u>640,528</u> | <u>172,270</u> | <u>2,259,554</u> |

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY**

England & Wales - Charity number 213803

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# Accounts

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**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY**  
**Registered Charity No. 213803**

**ANNUAL REPORT 2023**

The Newbury Church and Almshouse Charity is constituted by a scheme of the Charity Commissioners dated 6<sup>th</sup> March 1990. It is also registered with the National Association of Almshouses, No. 1609. The registered address at which the Charity can be contacted is:

**Admin & Operations Manager:**  
**(A&OM)** Mr Chris Roberts  
44 Donnington Square  
Newbury  
Berkshire  
RG14 1PP

**TRUSTEES**

**Ex-Officio** The Revd Will Hunter Smart  
Ms Tania Wolak  
Mr Richard Coward

**Co-opted** Mr Ian Park  
Mr Bob Kennaugh  
Mr Colin Price  
Ms Jo Fageant  
Mr Darren King  
Revd Pam McKellen (appointed August 2023)

**Independent Examiners:** PBA Accountants  
1B Charnham Ln  
Ramsbury  
Hungerford  
RG17 0EY

**Organisation and Aims:**

The governing document of the Charity states that the objects of the Newbury Church and Almshouse Charity are:

- The provision of low-cost housing for people in need within Newbury (RG14)
- The maintenance of the fabric of the Parish Church of St Nicolas

The Board of Trustees meets at least three times a year and is chaired by the Rector of St Nicolas Church.

The main charitable activities undertaken are:

- To provide affordable accommodation for those in need, at fifteen almshouses in Newtown Road and twelve flats in Harvest Green, Newbury.
- To provide finance for the upkeep of the fabric of St Nicolas Church.
- To provide for relief-in-need for those living in the area of benefit.

## **REVIEW OF THE YEAR 2023**

The charity has continued to operate throughout 2023 with all meetings now held in Will's office building. Ongoing operations for the charity continued with planned maintenance, void works and new residents moving in.

### **Maintenance, services and repairs**

It was agreed that the weekly maintenance contributions (WMC) should be re-named monthly maintenance contributions (MMC) as residents pay monthly in advance by Standing Order. It was agreed that the MMC would be increased by 7% in line with the cap on social housing and as there had been no increase in the last 2 years.

The Newtown Road communal doors were replaced and painted heritage green and frames painted in dark brown; all the residents were very pleased with the look.

In the interest of fire safety, the fire extinguishers were removed from the communal lobbies and the rationale was explained to residents

A small budget surplus allowed the charity to continue with routine and larger works to ensure the accommodation remains in good order for 2023.

This year's larger works also included two refurbishments for vacant properties at Newtown Road.

Routine repairs continued throughout the year as required, predominantly for plumbing and electrical faults.

### **Expenditure and investments**

Regular financial reviews, operational updates and resident updates were provided to the Trustees by the A&OM at the Trustee meetings.

Even given the uncertain financial climate, the charity's investments, M&G and CCLA, both saw small increases at year end.

Investments were made to the charity's Building Fund, Church Repair Fund and Cyclical Maintenance Account in line with the agreed budget. The budgeted amount from the Extraordinary Repair Fund was used this year to pay for the replacement of the 2 commercial boilers at Newtown Road, which were coming to the end of their life, with 3 domestic boilers within budget. The planned radiator upgrade for block 7-12 Harvest Green was completed within budget.

Although no relief in need donations were made in 2023 the Trustees agreed to maintain the fund for 2024 to manage any requests for the coming year.

Robust financial management processes remain in place which include dual authorisation for all outgoing payments, and the adherence to the Charity's procedure for approval of purchase orders and payments, which was reviewed in November 2023.

### **Residents and applicants**

There was a shortage of local Newbury residents wishing to be beneficiaries of NCAAC applying during the year, which along with the works to the 2 voids for 2023, increased void periods.

The Area of Benefit (AoB) was extended to 4 miles from the Almshouses site RG14 7BT; this covers more than just RG14. It was agreed that applicants would be considered if they were within 4 miles of the Newtown Road Almshouse site.

The Trustees resumed their annual visits to residents in the spring of 2023; visits had been suspended during the Covid pandemic.

### Trustees and personnel

Revd Pam McKellen was appointed to the Board of Trustees and also joined the allocations committee.

It was agreed that Bob Kennaugh would be the NCAAC treasurer; he would retain the same level of liability as all the Trustees.

Signed:  ..... (Chairman)  
Will Hunter Smart

Dated: 4/11/24 ..... On behalf of the Board of Trustees

Registered Charity No. 213803

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2023**

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
INDEX TO THE FINANCIAL STATEMENTS**

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**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
ACCOUNTANTS REPORT**

---

We have prepared the attached Financial Statements for the year ended 31st December 2023 from the records, information and explanations supplied to us by our client and we certify they are in accordance therewith.

*PBA Accountants*  
.....

Date \_\_\_\_\_

**PBA ACCOUNTANTS AND BUSINESS ADVISERS LTD**  
RAMSBURY HOUSE  
CHARNHAM LANE  
HUNGERFORD  
BERKSHIRE  
RG17 0EY

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
ESTATES ACCOUNT  
RECEIPTS AND PAYMENTS ACCOUNT  
FOR THE YEAR ENDED 31 DECEMBER 2023**

|                                | 2023 |               | 2022 |               |
|--------------------------------|------|---------------|------|---------------|
|                                | £    | £             | £    | £             |
| <b>RECEIPTS FROM ASSETS</b>    |      |               |      |               |
| COIF Investment Interest       |      | 35,504        |      | 35,367        |
| Building Society Interest      |      | 377           |      | 25            |
| <b>Total receipts for year</b> |      | <b>35,881</b> |      | <b>35,392</b> |
| <br>                           |      |               |      |               |
| <b>PAYMENTS</b>                |      |               |      |               |
| Charitable                     |      | 26,000        |      | 26,000        |
| Church Maintenance             |      |               |      |               |
| Relief in need payments        |      |               |      |               |
| Other Expenses                 |      | -             |      | -             |
| Accountancy                    |      | -             |      | -             |
|                                |      | <b>26,000</b> |      | <b>26,000</b> |
| <br>                           |      |               |      |               |
| Payments for investment assets |      |               |      |               |
| Church repair fund             |      | -             |      | -             |
|                                |      | <b>26,000</b> |      | <b>26,000</b> |
| <br>Net receipts               |      | <b>9,881</b>  |      | <b>9,392</b>  |
| Cash funds at 31 December 2022 |      | <b>84,217</b> |      | <b>74,825</b> |
| Cash funds at 31 December 2023 |      | <b>94,098</b> |      | <b>84,217</b> |

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY**  
**ALMSHOUSE ACCOUNT**  
**RECEIPTS AND PAYMENTS ACCOUNT**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

|   | 2023   |                | 2022   |                |
|---|--------|----------------|--------|----------------|
|   | £      | £              | £      | £              |
| <b>RECEIPTS FROM ASSETS</b>                 |        |                |        |                |
| Income from assets:                         |        |                |        |                |
| Residents Maintenance Contributions         |        | 117,289        |        | 105,555        |
| Building Society Interest                   |        | -              |        | -              |
| Interest Santander                          |        | 326            |        | -              |
| M&G Investment Interest                     |        | 669            |        | 616            |
| Extraordinary Repair Fund                   |        | -              |        | -              |
| <b>Total receipts for year</b>              |        | <b>118,284</b> |        | <b>106,171</b> |
| <b>PAYMENTS</b>                             |        |                |        |                |
| Water Charges                               | 2,788  |                | 10,542 |                |
| Repairs and Renewals                        | 7,553  |                | 8,885  |                |
| Insurance                                   | 3,409  |                | -      |                |
| National Almshouse Association Subscription | 602    |                | -      |                |
| Office expenses and IT                      | 2,058  |                | 353    |                |
| Bank account fees                           | 60     |                | -      |                |
| Accountancy Fees                            | 1,200  |                | 97     |                |
| Marketing                                   | -      |                | 1,140  |                |
| Heating and Hot Water                       | 32,649 |                | 41     |                |
| Emergency Care Alarms                       | 239    |                | 15,151 |                |
| Gardening                                   | 5,090  |                | 1,787  |                |
| Cleaning                                    | 2,762  |                | 4,260  |                |
| Employee Costs                              | 16,327 |                | 2,150  |                |
|   |        | <b>74,737</b>  |        | <b>53,282</b>  |
| <b>Payments for investment assets</b>       |        |                |        |                |
| Extraordinary Repair Fund                   | -      |                | 15,091 |                |
| Building Fund                               | -      |                | -      |                |
|   |        | <b>-</b>       |        | <b>15,091</b>  |
| <b>EXTRAORDINARY PAYMENTS</b>               |        |                |        |                |
| <b>Cyclical Maintenance</b>                 |        |                |        |                |
| Newtown Road Upgrade Works                  | 5,844  |                | 14,264 |                |
| Harvest Green Upgrade Works                 | 2,166  |                | 18,249 |                |
| Extraordinary Repairs                       | -      |                | -      |                |
| Newtown Wall Replacement                    | -      |                | -      |                |
|   |        | <b>8,010</b>   |        | <b>32,513</b>  |
| <b>Total payments for the year</b>          |        | <b>82,747</b>  |        | <b>100,886</b> |
| <b>Net receipts</b>                         |        | <b>35,537</b>  |        | <b>5,285</b>   |
| Cash funds at 31 December 2022              |        | <b>103,973</b> |        | <b>98,688</b>  |
| <b>Cash funds at 31 December 2023</b>       |        | <b>139,510</b> |        | <b>103,973</b> |

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
STATEMENT OF ASSETS  
FOR THE YEAR ENDED 31 DECEMBER 2023**

|                                  |            | Estates<br>Account<br>£ | Almshouse<br>Account<br>£ | Total<br>2023<br>£ | Total<br>2022<br>£ |
|----------------------------------|------------|-------------------------|---------------------------|--------------------|--------------------|
| <b>Monetary Assets</b>           |            |                         |                           |                    |                    |
| Bank Accounts                    |            | <u>94,098</u>           | <u>139,510</u>            | <u>233,608</u>     | <u>188,190</u>     |
| <b>Investments</b>               |            |                         |                           |                    |                    |
| At market value:                 |            |                         |                           |                    |                    |
|                                  | Units held | £                       | £                         | Total<br>2023<br>£ | Total<br>2022<br>£ |
| <b>COIF Accumulation Shares:</b> |            |                         |                           |                    |                    |
| Church Repair Fund               | 414.13     | 102,704                 |                           | 102,704            | 91,398             |
| Estates Account                  | 65,168.26  | 1,293,264               |                           | 1,293,264          | 1,184,427          |
| <b>NAACIF Accum. Shares:</b>     |            |                         |                           |                    |                    |
| Extraordinary Repair Fund        | 5,290.50   |                         | 592,973                   | 592,973            | 558,311            |
| Building Fund                    | 1,422.88   |                         | 159,480                   | 159,480            | 150,158            |
| Almshouses Account               | 17,611.00  |                         | 15,818                    | 15,818             | 15,552             |
|                                  |            | <u>1,395,968</u>        | <u>768,271</u>            | <u>2,164,239</u>   | <u>1,999,846</u>   |

**Non-Monetary Assets**

**Almshouses**

15 houses at Newtown Road, Newbury

12 flats at Harvest Green, Fifth Road, Newbury

APPROVED BY THE TRUSTEES ON

4/11/24

SIGNED:



Rev'd Will Hunter Smart

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2023**

**1 ACCOUNTING POLICIES**

**a) Basis of Accounting**

The financial statements have been prepared on the receipts and payments basis.

**b) Depreciation**

No provision for depreciation has been made in the financial statements. The properties are maintained in good order and their current values are considered to be in excess of recorded costs.

**2 INVESTMENTS**

|   | General Funds      |                        | Church<br>Repair<br>Fund | Restricted Funds<br>Extraordinary<br>Repair Fund | Building<br>Fund | TOTAL            |
|---|--------------------|------------------------|--------------------------|--|------------------|------------------|
|   | Estates<br>Account | Alms Houses<br>Account |                          |  |                  |                  |
|   | £                  | £                      | £                        | £  | £                | £                |
| <b>Cost</b>                                   |                    |                        |                          |  |                  |                  |
| Balance as at<br>1 January 2023               | 322,312            | 5,414                  | 51,400                   | 108,250  | 42,000           | 529,376          |
| Appropriations<br>for the year                | -                  | -                      | -                        | -  | -                | -                |
| <b>Balance as at<br/>31 December<br/>2023</b> | <u>322,312</u>     | <u>5,414</u>           | <u>51,400</u>            | <u>108,250</u>                                   | <u>42,000</u>    | <u>529,376</u>   |
| <b>Market Value<br/>31 December<br/>2023</b>  | <u>1,293,264</u>   | <u>15,818</u>          | <u>102,704</u>           | <u>592,973</u>                                   | <u>159,480</u>   | <u>2,164,239</u> |
| <b>31 December<br/>2022</b>                   | <u>1,184,427</u>   | <u>15,552</u>          | <u>91,398</u>            | <u>558,311</u>                                   | <u>150,158</u>   | <u>1,999,846</u> |

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
FIVE YEAR SUMMARY  
FOR THE YEAR ENDED 31 DECEMBER 2023**

**Market Value of Investments**

|                     | General Funds      |                       | Church<br>Repair<br>Fund | Restricted Funds<br>Extraordinary<br>Repair Fund | Building<br>Fund | TOTAL            |
|---------------------|--------------------|-----------------------|--------------------------|--|------------------|------------------|
|                     | Estates<br>Account | Almshouses<br>Account |                          |  |                  |                  |
| 31 December<br>2023 | <u>1,293,264</u>   | <u>15,818</u>         | <u>102,704</u>           | <u>592,973</u>                                   | <u>159,480</u>   | <u>2,164,239</u> |
| 31 December<br>2022 | <u>1,184,427</u>   | <u>15,552</u>         | <u>91,398</u>            | <u>558,311</u>                                   | <u>150,158</u>   | <u>1,999,846</u> |
| 31 December<br>2021 | <u>1,340,277</u>   | <u>16,052</u>         | <u>100,436</u>           | <u>553,935</u>                                   | <u>148,980</u>   | <u>2,159,680</u> |
| 31 December<br>2020 | <u>1,173,772</u>   | <u>14,726</u>         | <u>85,561</u>            | <u>512,289</u>                                   | <u>131,639</u>   | <u>1,917,987</u> |
| 31 December<br>2019 | <u>1,103,214</u>   | <u>15,915</u>         | <u>76,021</u>            | <u>529,127</u>                                   | <u>134,219</u>   | <u>1,858,497</u> |

**Movement in Year**

|                     |                  |               |                |                |                |                  |
|---------------------|------------------|---------------|----------------|----------------|----------------|------------------|
| 31 December<br>2021 | 1,184,427        | 15,552        | 91,398         | 558,311        | 150,158        | 1,999,846        |
| Movement            | <u>108,837</u>   | <u>266</u>    | <u>11,306</u>  | <u>34,662</u>  | <u>9,322</u>   | <u>164,393</u>   |
| 31 December<br>2022 | <u>1,293,264</u> | <u>15,818</u> | <u>102,704</u> | <u>592,973</u> | <u>159,480</u> | <u>2,164,239</u> |

Registered Charity No. 213803

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2023**

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
INDEX TO THE FINANCIAL STATEMENTS**

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**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
ACCOUNTANTS REPORT**

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We have prepared the attached Financial Statements for the year ended 31st December 2023 from the records, information and explanations supplied to us by our client and we certify they are in accordance therewith.

*PBA Accountants*  
.....

Date \_\_\_\_\_

**PBA ACCOUNTANTS AND BUSINESS ADVISERS LTD**  
RAMSBURY HOUSE  
CHARNHAM LANE  
HUNGERFORD  
BERKSHIRE  
RG17 0EY

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
ESTATES ACCOUNT  
RECEIPTS AND PAYMENTS ACCOUNT  
FOR THE YEAR ENDED 31 DECEMBER 2023**

|                                | 2023 |               | 2022 |               |
|--------------------------------|------|---------------|------|---------------|
|                                | £    | £             | £    | £             |
| <b>RECEIPTS FROM ASSETS</b>    |      |               |      |               |
| COIF Investment Interest       |      | 35,504        |      | 35,367        |
| Building Society Interest      |      | 377           |      | 25            |
| <b>Total receipts for year</b> |      | <b>35,881</b> |      | <b>35,392</b> |
| <br>                           |      |               |      |               |
| <b>PAYMENTS</b>                |      |               |      |               |
| Charitable                     |      | 26,000        |      | 26,000        |
| Church Maintenance             |      |               |      |               |
| Relief in need payments        |      |               |      |               |
| Other Expenses                 |      | -             |      | -             |
| Accountancy                    |      | -             |      | -             |
|                                |      | <b>26,000</b> |      | <b>26,000</b> |
| <br>                           |      |               |      |               |
| Payments for investment assets |      |               |      |               |
| Church repair fund             |      | -             |      | -             |
|                                |      | <b>26,000</b> |      | <b>26,000</b> |
| <br>Net receipts               |      | <b>9,881</b>  |      | <b>9,392</b>  |
| Cash funds at 31 December 2022 |      | <b>84,217</b> |      | <b>74,825</b> |
| Cash funds at 31 December 2023 |      | <b>94,098</b> |      | <b>84,217</b> |

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY**  
**ALMSHOUSE ACCOUNT**  
**RECEIPTS AND PAYMENTS ACCOUNT**  
**FOR THE YEAR ENDED 31 DECEMBER 2023**

|   | 2023   |                | 2022   |                |
|---|--------|----------------|--------|----------------|
|   | £      | £              | £      | £              |
| <b>RECEIPTS FROM ASSETS</b>                 |        |                |        |                |
| Income from assets:                         |        |                |        |                |
| Residents Maintenance Contributions         |        | 117,289        |        | 105,555        |
| Building Society Interest                   |        | -              |        | -              |
| Interest Santander                          |        | 326            |        | -              |
| M&G Investment Interest                     |        | 669            |        | 616            |
| Extraordinary Repair Fund                   |        | -              |        | -              |
| <b>Total receipts for year</b>              |        | <b>118,284</b> |        | <b>106,171</b> |
| <b>PAYMENTS</b>                             |        |                |        |                |
| Water Charges                               | 2,788  |                | 10,542 |                |
| Repairs and Renewals                        | 7,553  |                | 8,885  |                |
| Insurance                                   | 3,409  |                | -      |                |
| National Almshouse Association Subscription | 602    |                | -      |                |
| Office expenses and IT                      | 2,058  |                | 353    |                |
| Bank account fees                           | 60     |                | -      |                |
| Accountancy Fees                            | 1,200  |                | 97     |                |
| Marketing                                   | -      |                | 1,140  |                |
| Heating and Hot Water                       | 32,649 |                | 41     |                |
| Emergency Care Alarms                       | 239    |                | 15,151 |                |
| Gardening                                   | 5,090  |                | 1,787  |                |
| Cleaning                                    | 2,762  |                | 4,260  |                |
| Employee Costs                              | 16,327 |                | 2,150  |                |
|   |        | <b>74,737</b>  |        | <b>53,282</b>  |
| <b>Payments for investment assets</b>       |        |                |        |                |
| Extraordinary Repair Fund                   | -      |                | 15,091 |                |
| Building Fund                               | -      |                | -      |                |
|   |        | <b>-</b>       |        | <b>15,091</b>  |
| <b>EXTRAORDINARY PAYMENTS</b>               |        |                |        |                |
| <b>Cyclical Maintenance</b>                 |        |                |        |                |
| Newtown Road Upgrade Works                  | 5,844  |                | 14,264 |                |
| Harvest Green Upgrade Works                 | 2,166  |                | 18,249 |                |
| Extraordinary Repairs                       | -      |                | -      |                |
| Newtown Wall Replacement                    | -      |                | -      |                |
|   |        | <b>8,010</b>   |        | <b>32,513</b>  |
| <b>Total payments for the year</b>          |        | <b>82,747</b>  |        | <b>100,886</b> |
| <b>Net receipts</b>                         |        | <b>35,537</b>  |        | <b>5,285</b>   |
| Cash funds at 31 December 2022              |        | <b>103,973</b> |        | <b>98,688</b>  |
| <b>Cash funds at 31 December 2023</b>       |        | <b>139,510</b> |        | <b>103,973</b> |

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
STATEMENT OF ASSETS  
FOR THE YEAR ENDED 31 DECEMBER 2023**

|                                  |            | Estates<br>Account<br>£ | Almshouse<br>Account<br>£ | Total<br>2023<br>£ | Total<br>2022<br>£ |
|----------------------------------|------------|-------------------------|---------------------------|--------------------|--------------------|
| <b>Monetary Assets</b>           |            |                         |                           |                    |                    |
| Bank Accounts                    |            | <u>94,098</u>           | <u>139,510</u>            | <u>233,608</u>     | <u>188,190</u>     |
| <b>Investments</b>               |            |                         |                           |                    |                    |
| At market value:                 |            |                         |                           |                    |                    |
|                                  | Units held | £                       | £                         | Total<br>2023<br>£ | Total<br>2022<br>£ |
| <b>COIF Accumulation Shares:</b> |            |                         |                           |                    |                    |
| Church Repair Fund               | 414.13     | 102,704                 |                           | 102,704            | 91,398             |
| Estates Account                  | 65,168.26  | 1,293,264               |                           | 1,293,264          | 1,184,427          |
| <b>NAACIF Accum. Shares:</b>     |            |                         |                           |                    |                    |
| Extraordinary Repair Fund        | 5,290.50   |                         | 592,973                   | 592,973            | 558,311            |
| Building Fund                    | 1,422.88   |                         | 159,480                   | 159,480            | 150,158            |
| Almshouses Account               | 17,611.00  |                         | 15,818                    | 15,818             | 15,552             |
|                                  |            | <u>1,395,968</u>        | <u>768,271</u>            | <u>2,164,239</u>   | <u>1,999,846</u>   |

**Non-Monetary Assets**

**Almshouses**

15 houses at Newtown Road, Newbury

12 flats at Harvest Green, Fifth Road, Newbury

APPROVED BY THE TRUSTEES ON

4/11/24

SIGNED:



Rev'd Will Hunter Smart

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2023**

**1 ACCOUNTING POLICIES**

**a) Basis of Accounting**

The financial statements have been prepared on the receipts and payments basis.

**b) Depreciation**

No provision for depreciation has been made in the financial statements. The properties are maintained in good order and their current values are considered to be in excess of recorded costs.

**2 INVESTMENTS**

|   | General Funds      |                        | Church<br>Repair<br>Fund | Restricted Funds<br>Extraordinary<br>Repair Fund | Building<br>Fund | TOTAL            |
|---|--------------------|------------------------|--------------------------|--|------------------|------------------|
|   | Estates<br>Account | Alms Houses<br>Account |                          |  |                  |                  |
|   | £                  | £                      | £                        | £  | £                | £                |
| <b>Cost</b>                                   |                    |                        |                          |  |                  |                  |
| Balance as at<br>1 January 2023               | 322,312            | 5,414                  | 51,400                   | 108,250  | 42,000           | 529,376          |
| Appropriations<br>for the year                | -                  | -                      | -                        | -  | -                | -                |
| <b>Balance as at<br/>31 December<br/>2023</b> | <u>322,312</u>     | <u>5,414</u>           | <u>51,400</u>            | <u>108,250</u>                                   | <u>42,000</u>    | <u>529,376</u>   |
| <b>Market Value<br/>31 December<br/>2023</b>  | <u>1,293,264</u>   | <u>15,818</u>          | <u>102,704</u>           | <u>592,973</u>                                   | <u>159,480</u>   | <u>2,164,239</u> |
| <b>31 December<br/>2022</b>                   | <u>1,184,427</u>   | <u>15,552</u>          | <u>91,398</u>            | <u>558,311</u>                                   | <u>150,158</u>   | <u>1,999,846</u> |

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
FIVE YEAR SUMMARY  
FOR THE YEAR ENDED 31 DECEMBER 2023**

Market Value of Investments

|                     | General Funds      |                       | Church<br>Repair<br>Fund | Restricted Funds<br>Extraordinary<br>Repair Fund | Building<br>Fund | TOTAL            |
|---------------------|--------------------|-----------------------|--------------------------|--|------------------|------------------|
|                     | Estates<br>Account | Almshouses<br>Account |                          |  |                  |                  |
| 31 December<br>2023 | <u>1,293,264</u>   | <u>15,818</u>         | <u>102,704</u>           | <u>592,973</u>                                   | <u>159,480</u>   | <u>2,164,239</u> |
| 31 December<br>2022 | <u>1,184,427</u>   | <u>15,552</u>         | <u>91,398</u>            | <u>558,311</u>                                   | <u>150,158</u>   | <u>1,999,846</u> |
| 31 December<br>2021 | <u>1,340,277</u>   | <u>16,052</u>         | <u>100,436</u>           | <u>553,935</u>                                   | <u>148,980</u>   | <u>2,159,680</u> |
| 31 December<br>2020 | <u>1,173,772</u>   | <u>14,726</u>         | <u>85,561</u>            | <u>512,289</u>                                   | <u>131,639</u>   | <u>1,917,987</u> |
| 31 December<br>2019 | <u>1,103,214</u>   | <u>15,915</u>         | <u>76,021</u>            | <u>529,127</u>                                   | <u>134,219</u>   | <u>1,858,497</u> |

Movement in Year

|                     |                  |               |                |                |                |                  |
|---------------------|------------------|---------------|----------------|----------------|----------------|------------------|
| 31 December<br>2021 | 1,184,427        | 15,552        | 91,398         | 558,311        | 150,158        | 1,999,846        |
| Movement            | <u>108,837</u>   | <u>266</u>    | <u>11,306</u>  | <u>34,662</u>  | <u>9,322</u>   | <u>164,393</u>   |
| 31 December<br>2022 | <u>1,293,264</u> | <u>15,818</u> | <u>102,704</u> | <u>592,973</u> | <u>159,480</u> | <u>2,164,239</u> |

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY**

England & Wales - Charity number 213803

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# Accounts

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**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY**  
**Registered Charity No. 213803**

**ANNUAL REPORT 2022**

The Newbury Church and Almshouse Charity is constituted by a scheme of the Charity Commissioners dated 6<sup>th</sup> March 1990. It is also registered with the National Association of Almshouses, No. 1609. The registered address at which the Charity can be contacted is:

**Admin & Operations Manager:** Mr Chris Roberts  
**(A&OM)** 44 Donnington Square  
Newbury  
Berkshire  
RG14 1PP

**TRUSTEES**

**Ex-Officio** The Revd Will Hunter Smart  
Ms Tania Wolak  
Mr Richard Coward

**Co-opted** Mr Ian Park  
Mr Bob Kennaugh  
Mr Colin Price  
Ms Jo Fageant  
Mr Darren King

**Independent Examiners:** PBA Accountants  
1B Charnham Ln  
Ramsbury  
Hungerford  
RG17 0EY

**ORGANISATION and AIMS:**

The governing document of the Charity states that the objects of the Newbury Church and Almshouse Charity are:

- The provision of low-cost housing for people in need within Newbury (RG14)
- The provision of relief-in-need for those living in the area of benefit (as above)
- The maintenance of the fabric of the Parish Church of St Nicolas

The Board of Trustees meets at least three times a year and is chaired by the Rector of St Nicolas Church.

The main charitable activities undertaken are:

1. To provide affordable accommodation for those in need, at fifteen almshouses in Newtown Road and twelve flats in Harvest Green, Newbury.
2. To provide finance for the upkeep of the fabric of St Nicolas Church.
3. To provide for relief-in-need for those living in the area of benefit.

## **REVIEW OF THE YEAR 2022**

The charity has continued to operate throughout this period, with February's meeting held through the virtual Zoom platform and the subsequent meetings face to face. Ongoing operations for the charity continued and despite some delays due to planned maintenance, void works and new residents moving in, the impact of these factors was minimised.

### **Maintenance, services and repairs**

An annual increase to the weekly maintenance contributions (WMC) was not implemented. The Trustees agreed that due to the exceptional circumstance (as a result of the pandemic) there would be no January 2022 increase to the WMC. This was reviewed in June 2022 and it was agreed that there would be no WMC increase in the year but it would be reviewed early in 2023.

A small budget surplus allowed the charity to continue with routine and larger works to ensure the accommodation remains in good order for 2022.

Energy procurement brokered for Newtown Road for five-years came into effect on 30th December 2021 and made savings in 2022 on behalf of the residents.

This year's larger works included four refurbishments for vacant properties at Newtown Road.

Routine repairs continued throughout the year as required, predominantly plumbing and electrical faults.

### **Expenditure and investments**

Regular financial reviews, operational updates and resident updates were provided to the Trustees by the A&OM at the Trustee meetings.

Given the uncertain financial climate, the charity's investments, M&G and CCLA, both saw a loss at year end.

Investments were made to the charity's Building Fund, Church Repair Fund and Cyclical Maintenance Account in line with the agreed budget. The budgeted amount for Extraordinary Repair Fund was used this year to pay for the first phase of the Harvest Green radiator upgrade.

Although no relief in need donations were made in 2022 the Trustees agreed to maintain the fund for 2023 to manage any requests for the coming year.

Robust financial management processes remain in place which include dual authorisation for all outgoing payments, and the adherence to the Charity's procedure for approval of purchase orders and payments.

### **Residents and applicants**

There have been a number of changes among the resident population this year. Four new residents moved into Newtown Road one of whom settled in well but unfortunately passed away shortly after

taking up residency. The Trustee Allocations Team had a very busy year, shortlisting and visiting prospective residents.

There was a shortage of local Newbury residents wishing to be beneficiaries of NCAAC applying during the year, which considerably increased void periods.

**Trustees and personnel**

Despite advertising for new Trustees there were no expressions of interest in the year.

Signed:  ..... (Chairman)  
Will Hunter Smart

Dated: 19/10/23 ..... On behalf of the Board of Trustees

Registered Charity No. 213803

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2022**

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
INDEX TO THE FINANCIAL STATEMENTS**

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**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
ACCOUNTANTS REPORT**

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We have prepared the attached Financial Statements for the year ended 31st December 2022 from the records, information and explanations supplied to us by our client and we certify they are in accordance therewith.

*PBA Accountants*  
.....

Date 18-Oct-23

**PBA ACCOUNTANTS AND BUSINESS ADVISERS LTD**  
RAMSBURY HOUSE  
CHARNHAM LANE  
HUNGERFORD  
BERKSHIRE  
RG17 0EY

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
ESTATES ACCOUNT  
RECEIPTS AND PAYMENTS ACCOUNT  
FOR THE YEAR ENDED 31 DECEMBER 2022**

|                                |                         | 2022          |                      | 2021          |                      |
|--------------------------------|-------------------------|---------------|----------------------|---------------|----------------------|
|                                |                         | £             | £                    | £             | £                    |
| <b>RECEIPTS FROM ASSETS</b>    |                         |               |                      |               |                      |
| COIF Investment Interest       |                         |               | 35,367               |               | 34,461               |
| Building Society Interest      |                         |               | <u>25</u>            |               | <u>8</u>             |
| <b>Total receipts for year</b> |                         |               | <b>35,392</b>        |               | <b>34,469</b>        |
| <br>                           |                         |               |                      |               |                      |
| <b>PAYMENTS</b>                |                         |               |                      |               |                      |
| Charitable                     | Church Maintenance      | 26,000        |                      | 26,000        |                      |
|                                | Relief in need payments | -             |                      | -             |                      |
| Other Expenses                 | Accountancy             | <u>-</u>      |                      | <u>-</u>      |                      |
|                                |                         | <b>26,000</b> |                      | <b>26,000</b> |                      |
| <br>                           |                         |               |                      |               |                      |
| Payments for investment assets |                         |               |                      |               |                      |
|                                | Church repair fund      | <u>-</u>      |                      | <u>-</u>      |                      |
|                                |                         |               | <u>26,000</u>        |               | <u>26,000</u>        |
| Net receipts                   |                         |               | 9,392                |               | 8,469                |
| Cash funds at 31 December 2021 |                         |               | <u>74,825</u>        |               | <u>66,356</u>        |
| Cash funds at 31 December 2022 |                         |               | <u><u>84,217</u></u> |               | <u><u>74,825</u></u> |

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY**  
**ALMSHOUSE ACCOUNT**  
**RECEIPTS AND PAYMENTS ACCOUNT**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

|   | 2022   |                                   | 2021   |                                  |
|---|--------|-----------------------------------|--------|----------------------------------|
|   | £      | £                                 | £      | £                                |
| <b>RECEIPTS FROM ASSETS</b>                 |        |                                   |        |                                  |
| Income from assets:                         |        |                                   |        |                                  |
| Residents Maintenance Contributions         |        | 105,555                           |        | 109,289                          |
| Building Society Interest                   |        | -                                 |        | -                                |
| Interest Santander                          |        |                                   |        | 5                                |
| M&G Investment Interest                     |        | 616                               |        | 581                              |
| Extraordinary Repair Fund                   |        | -                                 |        | 13,320                           |
|   |        | <u>        </u>                   |        | <u>        </u>                  |
| <b>Total receipts for year</b>              |        | <b>106,171</b>                    |        | <b>123,195</b>                   |
| <b>PAYMENTS</b>                             |        |                                   |        |                                  |
| Water Charges                               | 10,542 |                                   | 7,613  |                                  |
| Repairs and Renewals                        | 8,885  |                                   | 5,045  |                                  |
| Insurance                                   | -      |                                   | 5,955  |                                  |
| National Almshouse Association Subscription | 353    |                                   | 644    |                                  |
| Office expenses and IT                      | -      |                                   | 2,058  |                                  |
| Bank account fees                           | 97     |                                   | 106    |                                  |
| Accountancy Fees                            | 1,140  |                                   | 1,140  |                                  |
| Marketing                                   | 41     |                                   | -      |                                  |
| Heating and Hot Water                       | 15,151 |                                   | 12,650 |                                  |
| Emergency Care Alarms                       | 1,787  |                                   | 2,767  |                                  |
| Gardening                                   | 4,260  |                                   | 4,082  |                                  |
| Cleaning                                    | 2,150  |                                   | 2,244  |                                  |
| Employee Costs                              | 8,876  |                                   | 9,232  |                                  |
|   |        | <u>        </u>                   |        | <u>        </u>                  |
|   |        | <b>53,282</b>                     |        | <b>53,536</b>                    |
| <b>Payments for investment assets</b>       |        |                                   |        |                                  |
| Extraordinary Repair Fund                   | 15,091 |                                   | -      |                                  |
| Building Fund                               | -      |                                   | -      |                                  |
|   |        | <u>        </u>                   |        | <u>        </u>                  |
|   |        | <b>15,091</b>                     |        | <b>-</b>                         |
| <b>EXTRAORDINARY PAYMENTS</b>               |        |                                   |        |                                  |
| <b>Cyclical Maintenance</b>                 |        |                                   |        |                                  |
| Newtown Road Upgrade Works                  | 14,264 |                                   | 24,360 |                                  |
| Harvest Green Upgrade Works                 | 18,249 |                                   | 6,922  |                                  |
| Extraordinary Repairs                       |        |                                   |        |                                  |
| Newtown Wall Replacement                    | -      |                                   | -      |                                  |
|   |        | <u>        </u>                   |        | <u>        </u>                  |
|   |        | <b>32,513</b>                     |        | <b>31,282</b>                    |
| <b>Total payments for the year</b>          |        | <u>        </u><br><b>100,886</b> |        | <u>        </u><br><b>84,818</b> |
| Net receipts                                |        | 5,285                             |        | 38,376                           |
| Cash funds at 31 December 2021              |        | 98,688                            |        | 60,312                           |
|   |        | <u>        </u>                   |        | <u>        </u>                  |
| Cash funds at 31 December 2022              |        | <u>        </u><br><b>103,973</b> |        | <u>        </u><br><b>98,688</b> |

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY**  
**STATEMENT OF ASSETS**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

|                                  |            | Estates<br>Account<br>£ | Almshouse<br>Account<br>£ | Total<br>2022<br>£ | Total<br>2021<br>£ |
|----------------------------------|------------|-------------------------|---------------------------|--------------------|--------------------|
| <b>Monetary Assets</b>           |            |                         |                           |                    |                    |
| Bank Accounts                    |            | <u>84,217</u>           | <u>103,973</u>            | <u>188,190</u>     | <u>173,513</u>     |
| <b>Investments</b>               |            |                         |                           |                    |                    |
| At market value:                 |            |                         |                           |                    |                    |
|                                  | Units held | £                       | £                         | Total<br>2022<br>£ | Total<br>2021<br>£ |
| <b>COIF Accumulation Shares:</b> |            |                         |                           |                    |                    |
| Church Repair Fund               | 414.13     | 91,398                  |                           | 91,398             | 100,436            |
| Estates Account                  | 65,168.26  | 1,184,427               |                           | 1,184,427          | 1,340,277          |
| <b>NAACIF Accum. Shares:</b>     |            |                         |                           |                    |                    |
| Extraordinary Repair Fund        | 5,290.50   |                         | 558,311                   | 558,311            | 553,935            |
| Building Fund                    | 1,422.88   |                         | 150,158                   | 150,158            | 148,980            |
| Almshouses Account               | 17,611.00  |                         | 15,552                    | 15,552             | 16,052             |
|                                  |            | <u>1,275,825</u>        | <u>724,021</u>            | <u>1,999,846</u>   | <u>2,159,680</u>   |

**Non-Monetary Assets**

**Almshouses**

15 houses at Newtown Road, Newbury

12 flats at Harvest Green, Fifth Road, Newbury

APPROVED BY THE TRUSTEES ON 25/10/23

SIGNED:



Rev'd Will Hunter Smart

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2022**

**1 ACCOUNTING POLICIES**

**a) Basis of Accounting**

The financial statements have been prepared on the receipts and payments basis.

**b) Depreciation**

No provision for depreciation has been made in the financial statements. The properties are maintained in good order and their current values are considered to be in excess of recorded costs.

**2 INVESTMENTS**

|   | General Funds      |                       | Church<br>Repair<br>Fund | Restricted Funds<br>Extraordinary<br>Repair Fund | Building<br>Fund | TOTAL            |
|---|--------------------|-----------------------|--------------------------|--|------------------|------------------|
|   | Estates<br>Account | Almshouses<br>Account |                          |  |                  |                  |
|   | £                  | £                     | £                        | £  | £                | £                |
| <b>Cost</b>                                   |                    |                       |                          |  |                  |                  |
| Balance as at<br>1 January 2022               | 322,312            | 5,414                 | 51,400                   | 108,250  | 42,000           | 529,376          |
| Appropriations<br>for the year                | -                  | -                     | -                        | -  | -                | -                |
| <b>Balance as at<br/>31 December<br/>2022</b> | <u>322,312</u>     | <u>5,414</u>          | <u>51,400</u>            | <u>108,250</u>                                   | <u>42,000</u>    | <u>529,376</u>   |
| <b>Market Value<br/>31 December<br/>2022</b>  | <u>1,184,427</u>   | <u>15,552</u>         | <u>91,398</u>            | <u>558,311</u>                                   | <u>150,158</u>   | <u>1,999,846</u> |
| <b>31 December<br/>2021</b>                   | <u>1,340,277</u>   | <u>16,052</u>         | <u>100,436</u>           | <u>553,935</u>                                   | <u>148,980</u>   | <u>2,159,680</u> |

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
FIVE YEAR SUMMARY  
FOR THE YEAR ENDED 31 DECEMBER 2022**

**Market Value of Investments**

|                     | General Funds      |                       | Church<br>Repair<br>Fund | Restricted Funds<br>Extraordinary<br>Repair Fund | Building<br>Fund | TOTAL            |
|---------------------|--------------------|-----------------------|--------------------------|--|------------------|------------------|
|                     | Estates<br>Account | Almshouses<br>Account |                          |  |                  |                  |
| 31 December<br>2022 | <u>1,184,427</u>   | <u>15,552</u>         | <u>91,398</u>            | <u>558,311</u>                                   | <u>150,158</u>   | <u>1,999,846</u> |
| 31 December<br>2021 | <u>1,340,277</u>   | <u>16,052</u>         | <u>100,436</u>           | <u>553,935</u>                                   | <u>148,980</u>   | <u>2,159,680</u> |
| 31 December<br>2020 | <u>1,173,772</u>   | <u>14,726</u>         | <u>85,561</u>            | <u>512,289</u>                                   | <u>131,639</u>   | <u>1,917,987</u> |
| 31 December<br>2019 | <u>1,103,214</u>   | <u>15,915</u>         | <u>76,021</u>            | <u>529,127</u>                                   | <u>134,219</u>   | <u>1,858,497</u> |
| 31 December<br>2018 | <u>935,868</u>     | <u>14,018</u>         | <u>60,792</u>            | <u>444,403</u>                                   | <u>112,151</u>   | <u>1,567,232</u> |

**Movement in Year**

|                     |                  |               |               |                |                |                  |
|---------------------|------------------|---------------|---------------|----------------|----------------|------------------|
| 31 December<br>2021 | 1,340,277        | 16,052        | 100,436       | 553,935        | 148,980        | 2,159,680        |
| Movement            | - 155,850        | - 500         | - 9,038       | 4,376          | 1,178          | - 159,834        |
| 31 December<br>2022 | <u>1,184,427</u> | <u>15,552</u> | <u>91,398</u> | <u>558,311</u> | <u>150,158</u> | <u>1,999,846</u> |

Registered Charity No. 213803

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2022**

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
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**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
ACCOUNTANTS REPORT**

---

We have prepared the attached Financial Statements for the year ended 31st December 2022 from the records, information and explanations supplied to us by our client and we certify they are in accordance therewith.

*PBA Accountants*  
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Date 18-Oct-23

**PBA ACCOUNTANTS AND BUSINESS ADVISERS LTD**  
RAMSBURY HOUSE  
CHARNHAM LANE  
HUNGERFORD  
BERKSHIRE  
RG17 0EY

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
ESTATES ACCOUNT  
RECEIPTS AND PAYMENTS ACCOUNT  
FOR THE YEAR ENDED 31 DECEMBER 2022**

|                                |                         | 2022          |                      | 2021          |                      |
|--------------------------------|-------------------------|---------------|----------------------|---------------|----------------------|
|                                |                         | £             | £                    | £             | £                    |
| <b>RECEIPTS FROM ASSETS</b>    |                         |               |                      |               |                      |
| COIF Investment Interest       |                         |               | 35,367               |               | 34,461               |
| Building Society Interest      |                         |               | <u>25</u>            |               | <u>8</u>             |
| <b>Total receipts for year</b> |                         |               | <b>35,392</b>        |               | <b>34,469</b>        |
| <br>                           |                         |               |                      |               |                      |
| <b>PAYMENTS</b>                |                         |               |                      |               |                      |
| Charitable                     | Church Maintenance      | 26,000        |                      | 26,000        |                      |
|                                | Relief in need payments | -             |                      | -             |                      |
| Other Expenses                 | Accountancy             | <u>-</u>      |                      | <u>-</u>      |                      |
|                                |                         | <b>26,000</b> |                      | <b>26,000</b> |                      |
| <br>                           |                         |               |                      |               |                      |
| Payments for investment assets |                         |               |                      |               |                      |
|                                | Church repair fund      | <u>-</u>      |                      | <u>-</u>      |                      |
|                                |                         |               | <u>26,000</u>        |               | <u>26,000</u>        |
| Net receipts                   |                         |               | 9,392                |               | 8,469                |
| Cash funds at 31 December 2021 |                         |               | <u>74,825</u>        |               | <u>66,356</u>        |
| Cash funds at 31 December 2022 |                         |               | <u><u>84,217</u></u> |               | <u><u>74,825</u></u> |

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
ALMSHOUSE ACCOUNT  
RECEIPTS AND PAYMENTS ACCOUNT  
FOR THE YEAR ENDED 31 DECEMBER 2022**

|   | 2022   |                                   | 2021   |                                  |
|---|--------|-----------------------------------|--------|----------------------------------|
|   | £      | £                                 | £      | £                                |
| <b>RECEIPTS FROM ASSETS</b>                 |        |                                   |        |                                  |
| Income from assets:                         |        |                                   |        |                                  |
| Residents Maintenance Contributions         |        | 105,555                           |        | 109,289                          |
| Building Society Interest                   |        | -                                 |        | -                                |
| Interest Santander                          |        |                                   |        | 5                                |
| M&G Investment Interest                     |        | 616                               |        | 581                              |
| Extraordinary Repair Fund                   |        | -                                 |        | 13,320                           |
|   |        | <u>        </u>                   |        | <u>        </u>                  |
| <b>Total receipts for year</b>              |        | <b>106,171</b>                    |        | <b>123,195</b>                   |
| <b>PAYMENTS</b>                             |        |                                   |        |                                  |
| Water Charges                               | 10,542 |                                   | 7,613  |                                  |
| Repairs and Renewals                        | 8,885  |                                   | 5,045  |                                  |
| Insurance                                   | -      |                                   | 5,955  |                                  |
| National Almshouse Association Subscription | 353    |                                   | 644    |                                  |
| Office expenses and IT                      | -      |                                   | 2,058  |                                  |
| Bank account fees                           | 97     |                                   | 106    |                                  |
| Accountancy Fees                            | 1,140  |                                   | 1,140  |                                  |
| Marketing                                   | 41     |                                   | -      |                                  |
| Heating and Hot Water                       | 15,151 |                                   | 12,650 |                                  |
| Emergency Care Alarms                       | 1,787  |                                   | 2,767  |                                  |
| Gardening                                   | 4,260  |                                   | 4,082  |                                  |
| Cleaning                                    | 2,150  |                                   | 2,244  |                                  |
| Employee Costs                              | 8,876  |                                   | 9,232  |                                  |
|   |        | <u>        </u>                   |        | <u>        </u>                  |
|   |        | <b>53,282</b>                     |        | <b>53,536</b>                    |
| <b>Payments for investment assets</b>       |        |                                   |        |                                  |
| Extraordinary Repair Fund                   | 15,091 |                                   | -      |                                  |
| Building Fund                               | -      |                                   | -      |                                  |
|   |        | <u>        </u>                   |        | <u>        </u>                  |
|   |        | <b>15,091</b>                     |        | <b>-</b>                         |
| <b>EXTRAORDINARY PAYMENTS</b>               |        |                                   |        |                                  |
| <b>Cyclical Maintenance</b>                 |        |                                   |        |                                  |
| Newtown Road Upgrade Works                  | 14,264 |                                   | 24,360 |                                  |
| Harvest Green Upgrade Works                 | 18,249 |                                   | 6,922  |                                  |
| Extraordinary Repairs                       |        |                                   |        |                                  |
| Newtown Wall Replacement                    | -      |                                   | -      |                                  |
|   |        | <u>        </u>                   |        | <u>        </u>                  |
|   |        | <b>32,513</b>                     |        | <b>31,282</b>                    |
| <b>Total payments for the year</b>          |        | <u>        </u><br><b>100,886</b> |        | <u>        </u><br><b>84,818</b> |
| Net receipts                                |        | 5,285                             |        | 38,376                           |
| Cash funds at 31 December 2021              |        | 98,688                            |        | 60,312                           |
|   |        | <u>        </u>                   |        | <u>        </u>                  |
| Cash funds at 31 December 2022              |        | <u>        </u><br><b>103,973</b> |        | <u>        </u><br><b>98,688</b> |

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
STATEMENT OF ASSETS  
FOR THE YEAR ENDED 31 DECEMBER 2022**

|                                  |            | Estates<br>Account<br>£ | Almshouse<br>Account<br>£ | Total<br>2022<br>£ | Total<br>2021<br>£ |
|----------------------------------|------------|-------------------------|---------------------------|--------------------|--------------------|
| <b>Monetary Assets</b>           |            |                         |                           |                    |                    |
| Bank Accounts                    |            | <u>84,217</u>           | <u>103,973</u>            | <u>188,190</u>     | <u>173,513</u>     |
| <b>Investments</b>               |            |                         |                           |                    |                    |
| At market value:                 |            |                         |                           |                    |                    |
|                                  | Units held | £                       | £                         | Total<br>2022<br>£ | Total<br>2021<br>£ |
| <b>COIF Accumulation Shares:</b> |            |                         |                           |                    |                    |
| Church Repair Fund               | 414.13     | 91,398                  |                           | 91,398             | 100,436            |
| Estates Account                  | 65,168.26  | 1,184,427               |                           | 1,184,427          | 1,340,277          |
| <b>NAACIF Accum. Shares:</b>     |            |                         |                           |                    |                    |
| Extraordinary Repair Fund        | 5,290.50   |                         | 558,311                   | 558,311            | 553,935            |
| Building Fund                    | 1,422.88   |                         | 150,158                   | 150,158            | 148,980            |
| Almshouses Account               | 17,611.00  |                         | 15,552                    | 15,552             | 16,052             |
|                                  |            | <u>1,275,825</u>        | <u>724,021</u>            | <u>1,999,846</u>   | <u>2,159,680</u>   |

**Non-Monetary Assets**

**Almshouses**

15 houses at Newtown Road, Newbury

12 flats at Harvest Green, Fifth Road, Newbury

APPROVED BY THE TRUSTEES ON 25/10/23

SIGNED:



Rev'd Will Hunter Smart

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2022**

**1 ACCOUNTING POLICIES**

**a) Basis of Accounting**

The financial statements have been prepared on the receipts and payments basis.

**b) Depreciation**

No provision for depreciation has been made in the financial statements. The properties are maintained in good order and their current values are considered to be in excess of recorded costs.

**2 INVESTMENTS**

|   | General Funds      |                       | Church<br>Repair<br>Fund | Restricted Funds<br>Extraordinary<br>Repair Fund | Building<br>Fund | TOTAL            |
|---|--------------------|-----------------------|--------------------------|--|------------------|------------------|
|   | Estates<br>Account | Almshouses<br>Account |                          |  |                  |                  |
|   | £                  | £                     | £                        | £  | £                | £                |
| <b>Cost</b>                                   |                    |                       |                          |  |                  |                  |
| Balance as at<br>1 January 2022               | 322,312            | 5,414                 | 51,400                   | 108,250  | 42,000           | 529,376          |
| Appropriations<br>for the year                | -                  | -                     | -                        | -  | -                | -                |
| <b>Balance as at<br/>31 December<br/>2022</b> | <u>322,312</u>     | <u>5,414</u>          | <u>51,400</u>            | <u>108,250</u>                                   | <u>42,000</u>    | <u>529,376</u>   |
| <b>Market Value<br/>31 December<br/>2022</b>  | <u>1,184,427</u>   | <u>15,552</u>         | <u>91,398</u>            | <u>558,311</u>                                   | <u>150,158</u>   | <u>1,999,846</u> |
| <b>31 December<br/>2021</b>                   | <u>1,340,277</u>   | <u>16,052</u>         | <u>100,436</u>           | <u>553,935</u>                                   | <u>148,980</u>   | <u>2,159,680</u> |

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
FIVE YEAR SUMMARY  
FOR THE YEAR ENDED 31 DECEMBER 2022**

**Market Value of Investments**

|                     | General Funds      |                       | Church<br>Repair<br>Fund | Restricted Funds<br>Extraordinary<br>Repair Fund | Building<br>Fund | TOTAL            |
|---------------------|--------------------|-----------------------|--------------------------|--|------------------|------------------|
|                     | Estates<br>Account | Almshouses<br>Account |                          |  |                  |                  |
| 31 December<br>2022 | <u>1,184,427</u>   | <u>15,552</u>         | <u>91,398</u>            | <u>558,311</u>                                   | <u>150,158</u>   | <u>1,999,846</u> |
| 31 December<br>2021 | <u>1,340,277</u>   | <u>16,052</u>         | <u>100,436</u>           | <u>553,935</u>                                   | <u>148,980</u>   | <u>2,159,680</u> |
| 31 December<br>2020 | <u>1,173,772</u>   | <u>14,726</u>         | <u>85,561</u>            | <u>512,289</u>                                   | <u>131,639</u>   | <u>1,917,987</u> |
| 31 December<br>2019 | <u>1,103,214</u>   | <u>15,915</u>         | <u>76,021</u>            | <u>529,127</u>                                   | <u>134,219</u>   | <u>1,858,497</u> |
| 31 December<br>2018 | <u>935,868</u>     | <u>14,018</u>         | <u>60,792</u>            | <u>444,403</u>                                   | <u>112,151</u>   | <u>1,567,232</u> |

**Movement in Year**

|                     |                  |               |               |                |                |                  |
|---------------------|------------------|---------------|---------------|----------------|----------------|------------------|
| 31 December<br>2021 | 1,340,277        | 16,052        | 100,436       | 553,935        | 148,980        | 2,159,680        |
| Movement            | - 155,850        | - 500         | - 9,038       | 4,376          | 1,178          | - 159,834        |
| 31 December<br>2022 | <u>1,184,427</u> | <u>15,552</u> | <u>91,398</u> | <u>558,311</u> | <u>150,158</u> | <u>1,999,846</u> |

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY**

England & Wales - Charity number 213803

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# Accounts

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**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY**  
**Registered Charity No. 213803**

**ANNUAL REPORT 2022**

The Newbury Church and Almshouse Charity is constituted by a scheme of the Charity Commissioners dated 6<sup>th</sup> March 1990. It is also registered with the National Association of Almshouses, No. 1609. The registered address at which the Charity can be contacted is:

**Admin & Operations Manager:** Mr Chris Roberts  
**(A&OM)** 44 Donnington Square  
Newbury  
Berkshire  
RG14 1PP

**TRUSTEES**

**Ex-Officio** The Revd Will Hunter Smart  
Ms Tania Wolak  
Mr Richard Coward

**Co-opted** Mr Ian Park  
Mr Bob Kennaugh  
Mr Colin Price  
Ms Jo Fageant  
Mr Darren King

**Independent Examiners:** PBA Accountants  
1B Charnham Ln  
Ramsbury  
Hungerford  
RG17 0EY

**ORGANISATION and AIMS:**

The governing document of the Charity states that the objects of the Newbury Church and Almshouse Charity are:

- The provision of low-cost housing for people in need within Newbury (RG14)
- The provision of relief-in-need for those living in the area of benefit (as above)
- The maintenance of the fabric of the Parish Church of St Nicolas

The Board of Trustees meets at least three times a year and is chaired by the Rector of St Nicolas Church.

The main charitable activities undertaken are:

1. To provide affordable accommodation for those in need, at fifteen almshouses in Newtown Road and twelve flats in Harvest Green, Newbury.
2. To provide finance for the upkeep of the fabric of St Nicolas Church.
3. To provide for relief-in-need for those living in the area of benefit.

## **REVIEW OF THE YEAR 2022**

The charity has continued to operate throughout this period, with February's meeting held through the virtual Zoom platform and the subsequent meetings face to face. Ongoing operations for the charity continued and despite some delays due to planned maintenance, void works and new residents moving in, the impact of these factors was minimised.

### **Maintenance, services and repairs**

An annual increase to the weekly maintenance contributions (WMC) was not implemented. The Trustees agreed that due to the exceptional circumstance (as a result of the pandemic) there would be no January 2022 increase to the WMC. This was reviewed in June 2022 and it was agreed that there would be no WMC increase in the year but it would be reviewed early in 2023.

A small budget surplus allowed the charity to continue with routine and larger works to ensure the accommodation remains in good order for 2022.

Energy procurement brokered for Newtown Road for five-years came into effect on 30th December 2021 and made savings in 2022 on behalf of the residents.

This year's larger works included four refurbishments for vacant properties at Newtown Road.

Routine repairs continued throughout the year as required, predominantly plumbing and electrical faults.

### **Expenditure and investments**

Regular financial reviews, operational updates and resident updates were provided to the Trustees by the A&OM at the Trustee meetings.

Given the uncertain financial climate, the charity's investments, M&G and CCLA, both saw a loss at year end.

Investments were made to the charity's Building Fund, Church Repair Fund and Cyclical Maintenance Account in line with the agreed budget. The budgeted amount for Extraordinary Repair Fund was used this year to pay for the first phase of the Harvest Green radiator upgrade.

Although no relief in need donations were made in 2022 the Trustees agreed to maintain the fund for 2023 to manage any requests for the coming year.

Robust financial management processes remain in place which include dual authorisation for all outgoing payments, and the adherence to the Charity's procedure for approval of purchase orders and payments.

### **Residents and applicants**

There have been a number of changes among the resident population this year. Four new residents moved into Newtown Road one of whom settled in well but unfortunately passed away shortly after.

taking up residency. The Trustee Allocations Team had a very busy year, shortlisting and visiting prospective residents.

There was a shortage of local Newbury residents wishing to be beneficiaries of NCAAC applying during the year, which considerably increased void periods.

**Trustees and personnel**

Despite advertising for new Trustees there were no expressions of interest in the year.

Signed:  ..... (Chairman)  
Will Hunter Smart

Dated: 19/10/23 ..... On behalf of the Board of Trustees

Registered Charity No. 213803

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2022**

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
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**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
ACCOUNTANTS REPORT**

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We have prepared the attached Financial Statements for the year ended 31st December 2022 from the records, information and explanations supplied to us by our client and we certify they are in accordance therewith.

*PBA Accountants*  
.....

Date 18-Oct-23

**PBA ACCOUNTANTS AND BUSINESS ADVISERS LTD**  
RAMSBURY HOUSE  
CHARNHAM LANE  
HUNGERFORD  
BERKSHIRE  
RG17 0EY

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
ESTATES ACCOUNT  
RECEIPTS AND PAYMENTS ACCOUNT  
FOR THE YEAR ENDED 31 DECEMBER 2022**

|                                |                         | 2022          |                      | 2021          |                      |
|--------------------------------|-------------------------|---------------|----------------------|---------------|----------------------|
|                                |                         | £             | £                    | £             | £                    |
| <b>RECEIPTS FROM ASSETS</b>    |                         |               |                      |               |                      |
| COIF Investment Interest       |                         |               | 35,367               |               | 34,461               |
| Building Society Interest      |                         |               | <u>25</u>            |               | <u>8</u>             |
| <b>Total receipts for year</b> |                         |               | <b>35,392</b>        |               | <b>34,469</b>        |
| <br>                           |                         |               |                      |               |                      |
| <b>PAYMENTS</b>                |                         |               |                      |               |                      |
| Charitable                     | Church Maintenance      | 26,000        |                      | 26,000        |                      |
|                                | Relief in need payments | -             |                      | -             |                      |
| Other Expenses                 | Accountancy             | <u>-</u>      |                      | <u>-</u>      |                      |
|                                |                         | <b>26,000</b> |                      | <b>26,000</b> |                      |
| <br>                           |                         |               |                      |               |                      |
| Payments for investment assets |                         |               |                      |               |                      |
|                                | Church repair fund      | <u>-</u>      |                      | <u>-</u>      |                      |
|                                |                         |               | <u>26,000</u>        |               | <u>26,000</u>        |
| Net receipts                   |                         |               | 9,392                |               | 8,469                |
| Cash funds at 31 December 2021 |                         |               | <u>74,825</u>        |               | <u>66,356</u>        |
| Cash funds at 31 December 2022 |                         |               | <u><u>84,217</u></u> |               | <u><u>74,825</u></u> |

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY**  
**ALMSHOUSE ACCOUNT**  
**RECEIPTS AND PAYMENTS ACCOUNT**  
**FOR THE YEAR ENDED 31 DECEMBER 2022**

|   | 2022   |                | 2021   |                |
|---|--------|----------------|--------|----------------|
|   | £      | £              | £      | £              |
| <b>RECEIPTS FROM ASSETS</b>                 |        |                |        |                |
| Income from assets:                         |        |                |        |                |
| Residents Maintenance Contributions         |        | 105,555        |        | 109,289        |
| Building Society Interest                   |        | -              |        | -              |
| Interest Santander                          |        |                |        | 5              |
| M&G Investment Interest                     |        | 616            |        | 581            |
| Extraordinary Repair Fund                   |        | -              |        | 13,320         |
|   |        | -              |        | -              |
| <b>Total receipts for year</b>              |        | <b>106,171</b> |        | <b>123,195</b> |
| <b>PAYMENTS</b>                             |        |                |        |                |
| Water Charges                               | 10,542 |                | 7,613  |                |
| Repairs and Renewals                        | 8,885  |                | 5,045  |                |
| Insurance                                   | -      |                | 5,955  |                |
| National Almshouse Association Subscription | 353    |                | 644    |                |
| Office expenses and IT                      | -      |                | 2,058  |                |
| Bank account fees                           | 97     |                | 106    |                |
| Accountancy Fees                            | 1,140  |                | 1,140  |                |
| Marketing                                   | 41     |                | -      |                |
| Heating and Hot Water                       | 15,151 |                | 12,650 |                |
| Emergency Care Alarms                       | 1,787  |                | 2,767  |                |
| Gardening                                   | 4,260  |                | 4,082  |                |
| Cleaning                                    | 2,150  |                | 2,244  |                |
| Employee Costs                              | 8,876  |                | 9,232  |                |
|   |        | 8,876          |        | 9,232          |
|   |        | <b>53,282</b>  |        | <b>53,536</b>  |
| <b>Payments for investment assets</b>       |        |                |        |                |
| Extraordinary Repair Fund                   | 15,091 |                | -      |                |
| Building Fund                               | -      |                | -      |                |
|   |        | -              |        | -              |
|   |        | <b>15,091</b>  |        | <b>-</b>       |
| <b>EXTRAORDINARY PAYMENTS</b>               |        |                |        |                |
| <b>Cyclical Maintenance</b>                 |        |                |        |                |
| Newtown Road Upgrade Works                  | 14,264 |                | 24,360 |                |
| Harvest Green Upgrade Works                 | 18,249 |                | 6,922  |                |
| Extraordinary Repairs                       |        |                |        |                |
| Newtown Wall Replacement                    | -      |                | -      |                |
|   |        | -              |        | -              |
|   |        | <b>32,513</b>  |        | <b>31,282</b>  |
| <b>Total payments for the year</b>          |        | <b>100,886</b> |        | <b>84,818</b>  |
| Net receipts                                |        | 5,285          |        | 38,376         |
| Cash funds at 31 December 2021              |        | 98,688         |        | 60,312         |
|   |        | 98,688         |        | 60,312         |
| Cash funds at 31 December 2022              |        | <b>103,973</b> |        | <b>98,688</b>  |

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
STATEMENT OF ASSETS  
FOR THE YEAR ENDED 31 DECEMBER 2022**

|                                  |            | Estates<br>Account<br>£ | Almshouse<br>Account<br>£ | Total<br>2022<br>£ | Total<br>2021<br>£ |
|----------------------------------|------------|-------------------------|---------------------------|--------------------|--------------------|
| <b>Monetary Assets</b>           |            |                         |                           |                    |                    |
| Bank Accounts                    |            | <u>84,217</u>           | <u>103,973</u>            | <u>188,190</u>     | <u>173,513</u>     |
| <b>Investments</b>               |            |                         |                           |                    |                    |
| At market value:                 |            |                         |                           |                    |                    |
|                                  | Units held | £                       | £                         | Total<br>2022<br>£ | Total<br>2021<br>£ |
| <b>COIF Accumulation Shares:</b> |            |                         |                           |                    |                    |
| Church Repair Fund               | 414.13     | 91,398                  |                           | 91,398             | 100,436            |
| Estates Account                  | 65,168.26  | 1,184,427               |                           | 1,184,427          | 1,340,277          |
| <b>NAACIF Accum. Shares:</b>     |            |                         |                           |                    |                    |
| Extraordinary Repair Fund        | 5,290.50   |                         | 558,311                   | 558,311            | 553,935            |
| Building Fund                    | 1,422.88   |                         | 150,158                   | 150,158            | 148,980            |
| Almshouses Account               | 17,611.00  |                         | 15,552                    | 15,552             | 16,052             |
|                                  |            | <u>1,275,825</u>        | <u>724,021</u>            | <u>1,999,846</u>   | <u>2,159,680</u>   |

**Non-Monetary Assets**

**Almshouses**

15 houses at Newtown Road, Newbury

12 flats at Harvest Green, Fifth Road, Newbury

APPROVED BY THE TRUSTEES ON 25/10/23

SIGNED:



Rev'd Will Hunter Smart

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2022**

**1 ACCOUNTING POLICIES**

**a) Basis of Accounting**

The financial statements have been prepared on the receipts and payments basis.

**b) Depreciation**

No provision for depreciation has been made in the financial statements. The properties are maintained in good order and their current values are considered to be in excess of recorded costs.

**2 INVESTMENTS**

|   | General Funds      |                       | Church<br>Repair<br>Fund | Restricted Funds<br>Extraordinary<br>Repair Fund | Building<br>Fund | TOTAL            |
|---|--------------------|-----------------------|--------------------------|--|------------------|------------------|
|   | Estates<br>Account | Almshouses<br>Account |                          |  |                  |                  |
|   | £                  | £                     | £                        | £  | £                | £                |
| <b>Cost</b>                                   |                    |                       |                          |  |                  |                  |
| Balance as at<br>1 January 2022               | 322,312            | 5,414                 | 51,400                   | 108,250  | 42,000           | 529,376          |
| Appropriations<br>for the year                | -                  | -                     | -                        | -  | -                | -                |
| <b>Balance as at<br/>31 December<br/>2022</b> | <u>322,312</u>     | <u>5,414</u>          | <u>51,400</u>            | <u>108,250</u>                                   | <u>42,000</u>    | <u>529,376</u>   |
| <b>Market Value<br/>31 December<br/>2022</b>  | <u>1,184,427</u>   | <u>15,552</u>         | <u>91,398</u>            | <u>558,311</u>                                   | <u>150,158</u>   | <u>1,999,846</u> |
| <b>31 December<br/>2021</b>                   | <u>1,340,277</u>   | <u>16,052</u>         | <u>100,436</u>           | <u>553,935</u>                                   | <u>148,980</u>   | <u>2,159,680</u> |

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
FIVE YEAR SUMMARY  
FOR THE YEAR ENDED 31 DECEMBER 2022**

**Market Value of Investments**

|                     | General Funds      |                       | Church<br>Repair<br>Fund | Restricted Funds<br>Extraordinary<br>Repair Fund | Building<br>Fund | TOTAL            |
|---------------------|--------------------|-----------------------|--------------------------|--|------------------|------------------|
|                     | Estates<br>Account | Almshouses<br>Account |                          |  |                  |                  |
| 31 December<br>2022 | <u>1,184,427</u>   | <u>15,552</u>         | <u>91,398</u>            | <u>558,311</u>                                   | <u>150,158</u>   | <u>1,999,846</u> |
| 31 December<br>2021 | <u>1,340,277</u>   | <u>16,052</u>         | <u>100,436</u>           | <u>553,935</u>                                   | <u>148,980</u>   | <u>2,159,680</u> |
| 31 December<br>2020 | <u>1,173,772</u>   | <u>14,726</u>         | <u>85,561</u>            | <u>512,289</u>                                   | <u>131,639</u>   | <u>1,917,987</u> |
| 31 December<br>2019 | <u>1,103,214</u>   | <u>15,915</u>         | <u>76,021</u>            | <u>529,127</u>                                   | <u>134,219</u>   | <u>1,858,497</u> |
| 31 December<br>2018 | <u>935,868</u>     | <u>14,018</u>         | <u>60,792</u>            | <u>444,403</u>                                   | <u>112,151</u>   | <u>1,567,232</u> |

**Movement in Year**

|                     |                  |               |               |                |                |                  |
|---------------------|------------------|---------------|---------------|----------------|----------------|------------------|
| 31 December<br>2021 | 1,340,277        | 16,052        | 100,436       | 553,935        | 148,980        | 2,159,680        |
| Movement            | - 155,850        | - 500         | - 9,038       | 4,376          | 1,178          | - 159,834        |
| 31 December<br>2022 | <u>1,184,427</u> | <u>15,552</u> | <u>91,398</u> | <u>558,311</u> | <u>150,158</u> | <u>1,999,846</u> |

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY**

England & Wales - Charity number 213803

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# Accounts

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**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY**  
**Registered Charity No. 213803**

**ANNUAL REPORT**

The Newbury Church and Almshouse Charity is constituted by a scheme of the Charity Commissioners dated 6<sup>th</sup> March 1990. It is also registered with the National Association of Almshouses, No. 1609. The registered address at which the Charity can be contacted is:

**Clerk to the Trustees:** Mrs Vicki Murphy  
16 Herewood Close  
Newbury  
Berkshire  
RG14 1PY

**TRUSTEES**

**Ex-Officio** The Revd Will Hunter Smart  
Ms Tania Wolak  
Mr Phil Davis (stepped down Nov 2020)  
Mr Richard Coward (appointed Nov 2020)

**Co-opted** Mrs Valerie Hanson (stepped down March 2020)  
Mr Clive Loveless (stepped down Nov 2020)  
Mr Ian Park  
Mr Paul Walter (stepped down January 2020)  
Mr Bob Kennaugh (appointed March 2020)  
Mr Colin Price  
The Revd Canon Trevor Maines  
Ms Jo Fageant  
Mr Darren King (appointed June 2020)

**Independent Examiners:** PBA Accountants  
1B Charnham Ln  
Ramsbury  
Hungerford  
RG17 0EY

**AIMS and ORGANISATION:**

The governing document of the Charity states that the objects of the Newbury Church and Almshouse Charity are:

- The provision of low-cost housing for people in need within Newbury (RG14)
- The provision of relief-in-need for those living in the area of benefit (as above)
- The maintenance of the fabric of the Parish Church of St Nicolas

The Board of Trustees meets at least three times a year and is chaired by the Rector of St Nicolas Church.

The main charitable activities undertaken are:

1. To provide affordable accommodation for those in need, at fifteen almshouses in Newtown Road and twelve flats in Harvest Green, Newbury.
2. To provide finance for the upkeep of the fabric of St Nicolas Church.
3. To provide for relief-in-need for those living in the area of benefit.

## **REVIEW OF THE YEAR 2020**

This has been an exceptional year for all of us, as the country has faced the impact of national lockdown and ongoing regional restrictions as a result of the coronavirus pandemic.

The charity has continued to operate throughout this period, with meetings moved to virtual platforms, and regular communications between the trustees and Clerk to ensure that residents remained well supported throughout. Ongoing operations for the charity continued, and despite some delays to planned maintenance works and new residents moving in, the impact of these factors have been minimised.

### **Maintenance and repairs**

The charity started the year with the installation of a new management system, which has enabled reporting for all property and resident matters.

Planned increases to the weekly maintenance contributions (WMC) which had been agreed at the end of 2019 - were not introduced to avoid unnecessary financial pressure on residents during the period of lockdown in the Spring. Trustees subsequently agreed to delay the introduction of any increase to the new year. These changes will now be implemented from 1 January 2021, with the weekly charge moving to £72 per property.

Despite the reduction in planned income, the charity has been able to continue with routine and larger works to ensure the accommodation remains in good order.

The trustees had agreed to replacement of Velux windows at Newtown Road, and the first phase of this was completed in the summer. The second phase will be completed in 2021.

Larger works included three refurbishments for vacant properties at Newtown Road, and replacement of the paved area at Harvest Green. A number of water cylinders were replaced, and three storage heaters at Harvest Green were also upgraded.

Routine repairs continued throughout the year as required, with contractors requested to observe social distancing indoors where possible.

### **Expenditure and investments**

Regular financial reviews continued between the Clerk and a trustee, with updates given to the board at their meetings. The delay to increasing the WMC led to a small reduction in income – but this was matched by savings in other areas and so the charity remains in a stable position.

The charity investments felt the impact of the economic crisis and reduced in value since last year, however as the year progressed, they have made a steady recovery.

Investments were made to the charity's Building Fund, Church Repair Fund and Cyclical Maintenance Account in line with the agreed budget. The budgeted amount for Extraordinary Repair was used this year to pay directly for the first phase of window replacement.

A number of relief in need donations were made, and trustees have agreed to increase the fund for 2021 to manage ongoing requests in this area.

Robust management processes remain in place to include dual authorisation for all outgoing payments, plus regular review of policies at board meetings.

### **Residents and applicants**

There have been a number of changes among the resident population this year. Two existing residents have transferred within the charity's accommodation due to changing needs. Two new residents have moved in, one at each site, and both have settled in well. Two sets of residents have moved out of the area, which provided a vacancy at the start and end of the year.

A number of residents were shielding during the first period of lockdown, and the charity has ensured regular and direct communications with all during this period. The charity has also benefited from local support networks to offer support around food and prescription deliveries.

The number of applicants has continued at a steady rate, with 10 new applications made during the year, as well as contact maintained with those who remain in need of accommodation. An applications meeting will be held early in the new year to discuss applicants and agree a short list with regard to the upcoming vacancy.

**Trustees and personnel**

Three long-standing trustees, Val Hanson, Clive Loveless and Paul Walter stepped down during the year after many years of service, while ex-officio trustee Phil Davis also stepped down. Bob Kennaugh and Darren King joined the board as co-opted trustees, and new churchwarden Richard Coward took up the ex-officio role from November.

There will also be a change of management as we move into the new year. Vicki Murphy is leaving the charity after over 11 years of service, and will be replaced by Mr Chris Roberts, who will take over in January, and will lead on all Administration and Operational matters.

Signed:  ..... (Chairman)

Dated: 14/9/21 ..... On behalf of the Board of Trustees

**Registered Charity No. 213803**

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2020**

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
INDEX TO THE FINANCIAL STATEMENTS**

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**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
ACCOUNTANTS REPORT**

---

We have prepared the attached Financial Statements for the year ended 31st December 2020 from the records, information and explanations supplied to us by our client and we certify they are in accordance therewith.

*PBA Accountants*

Date *20<sup>th</sup> September 2021*

**PBA ACCOUNTANTS AND BUSINESS ADVISERS LTD**  
RAMSBURY HOUSE  
CHARNHAM LANE  
HUNGERFORD  
BERKSHIRE  
RG17 0EY

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
ESTATES ACCOUNT  
RECEIPTS AND PAYMENTS ACCOUNT  
FOR THE YEAR ENDED 31 DECEMBER 2020**

|                                | 2020   |        | 2019   |        |
|--------------------------------|--------|--------|--------|--------|
|                                | £      | £      | £      | £      |
| <b>RECEIPTS FROM ASSETS</b>    |        |        |        |        |
| COIF Investment Interest       |        | 33,790 |        | 33,119 |
| Building Society Interest      |        | 375    |        | 352    |
|                                |        | 34,165 |        | 33,471 |
| <b>Total receipts for year</b> |        |        |        |        |
| <br><b>PAYMENTS</b>            |        |        |        |        |
| Charitable                     |        |        |        |        |
| Church Maintenance             | 26,000 |        | 26,000 |        |
| Relief in need payments        | 1,885  |        | 600    |        |
| Other Expenses                 |        | 1,140  |        | 1,140  |
|                                |        | 29,025 |        | 27,740 |
| Payments for investment assets |        |        |        |        |
| Church repair fund             |        | 2,000  |        | 2,000  |
|                                |        | 31,025 |        | 29,740 |
| Net receipts                   |        | 3,140  |        | 3,731  |
| Cash funds at 31 December 2019 |        | 63,217 |        | 59,486 |
|                                |        | 66,356 |        | 63,217 |
| Cash funds at 31 December 2020 |        | 66,356 |        | 63,217 |

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY**  
**ALMSHOUSE ACCOUNT**  
**RECEIPTS AND PAYMENTS ACCOUNT**  
**FOR THE YEAR ENDED 31 DECEMBER 2020**

|   | 2020   |                | 2019   |                |
|---|--------|----------------|--------|----------------|
|   | £      | £              | £      | £              |
| <b>RECEIPTS FROM ASSETS</b>                 |        |                |        |                |
| Income from assets:                         |        |                |        |                |
| Residents Maintenance Contributions         |        | 106,512        |        | 107,805        |
| Building Society Interest                   |        | 277            |        | 215            |
| M&G Investment Interest                     |        | 616            |        | 616            |
| Extraordinary Repair Fund                   |        | 9,000          |        | 9,865          |
| Insurance Rebate - wall repair              |        | -              |        | 1,700          |
|   |        | -              |        | 1,700          |
| <b>Total receipts for year</b>              |        | <b>116,406</b> |        | <b>120,201</b> |
| <b>PAYMENTS</b>                             |        |                |        |                |
| Water Charges                               | 3,662  |                | 3,144  |                |
| Repairs and Renewals                        | 20,299 |                | 17,379 |                |
| Insurance                                   | 2,823  |                | 2,570  |                |
| National Almshouse Association Subscription | 301    |                | 125    |                |
| Office expenses and IT                      | 4,082  |                | 2,829  |                |
| Account fees                                | 60     |                | 60     |                |
| Marketing                                   | 1,004  |                | 34     |                |
| Heating and Hot Water                       | 10,403 |                | 9,567  |                |
| Emergency Care Alarms                       | 2,195  |                | 2,160  |                |
| Gardening                                   | 4,780  |                | 7,402  |                |
| Cleaning                                    | 2,927  |                | 1,887  |                |
| Employee Costs                              | 8,343  |                | 6,897  |                |
|   |        | 60,879         |        | 54,054         |
| <b>Payments for investment assets</b>       |        |                |        |                |
| Extraordinary Repair Fund                   | 13,320 |                | 13,230 |                |
| Building Fund                               | 1,500  |                | 1,500  |                |
|   |        | 14,820         |        | 14,730         |
| <b>EXTRAORDINARY PAYMENTS</b>               |        |                |        |                |
| <b>Cyclical Maintenance</b>                 |        |                |        |                |
| Newtown Road Upgrade Works                  | 19,864 |                | 11,007 |                |
| Harvest Green Upgrade Works                 | 13,656 |                | 9,319  |                |
| <b>Extraordinary Repairs</b>                |        |                |        |                |
| Newtown Wall Replacement                    | -      |                | 11,565 |                |
|   |        | -              |        | 11,565         |
|   |        | <b>33,520</b>  |        | <b>31,891</b>  |
| <b>Total payments for the year</b>          |        | <b>109,219</b> |        | <b>100,675</b> |
| Net receipts                                |        | 7,187          |        | 19,526         |
| Cash funds at 31 December 2019              |        | 53,125         |        | 33,599         |
|   |        | 60,312         |        | 53,125         |
| Cash funds at 31 December 2020              |        | <b>60,312</b>  |        | <b>53,125</b>  |

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
STATEMENT OF ASSETS  
FOR THE YEAR ENDED 31 DECEMBER 2020**

|                                  |            | Estates<br>Account<br>£ | Almshouse<br>Account<br>£ | Total<br>2020<br>£ | Total<br>2019<br>£ |
|----------------------------------|------------|-------------------------|---------------------------|--------------------|--------------------|
| <b>Monetary Assets</b>           |            |                         |                           |                    |                    |
| Bank Accounts                    |            | <u>66,356</u>           | <u>60,312</u>             | <u>126,669</u>     | <u>116,343</u>     |
| <b>Investments</b>               |            |                         |                           |                    |                    |
| At market value:                 |            |                         |                           |                    |                    |
|                                  | Units held | £                       | £                         | Total<br>2020<br>£ | Total<br>2019<br>£ |
| <b>COIF Accumulation Shares:</b> |            |                         |                           |                    |                    |
| Church Repair Fund               | 414.13     | 85,561                  |                           | 85,561             | 76,021             |
| Estates Account                  | 65,168.26  | 1,173,772               |                           | 1,173,772          | 1,103,214          |
| <b>NAACIF Accum. Shares:</b>     |            |                         |                           |                    |                    |
| Extraordinary Repair Fund        | 5,537.32   |                         | 512,289                   | 512,289            | 529,127            |
| Building Fund                    | 1,422.88   |                         | 131,639                   | 131,639            | 134,219            |
| Almshouses Account               | 17,611.00  |                         | 14,726                    | 14,726             | 15,915             |
|                                  |            | <u>1,259,332</u>        | <u>658,654</u>            | <u>1,917,986</u>   | <u>1,858,496</u>   |

**Non-Monetary Assets**

**Almshouses**

15 houses at Newtown Road, Newbury

12 flats at Harvest Green, Fifth Road, Newbury

APPROVED BY THE TRUSTEES ON

14/9/21

SIGNED:



Rev'd Will Hunter Smart

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31 DECEMBER 2020**

**1 ACCOUNTING POLICIES**

**a) Basis of Accounting**

The financial statements have been prepared on the receipts and payments basis.

**b) Depreciation**

No provision for depreciation has been made in the financial statements. The properties are maintained in good order and their current values are considered to be in excess of recorded costs.

**2 INVESTMENTS**

|                                      | General Funds      |                       | Church<br>Repair<br>Fund | Restricted Funds<br>Extraordinary<br>Repair Fund | Building<br>Fund | TOTAL            |
|--------------------------------------|--------------------|-----------------------|--------------------------|--|------------------|------------------|
|                                      | Estates<br>Account | Almshouses<br>Account |                          |  |                  |                  |
|                                      | £                  |                       | £                        | £  | £                | £                |
| Cost                                 |                    |                       |                          |  |                  |                  |
| Balance as at<br>1 January 2020      | 322,312            | 5,414                 | 51,400                   | 108,250  | 40,500           | 527,876          |
| Appropriations<br>for the year       | -                  | -                     | -                        | -  | 1,500            | 1,500            |
| Balance as at<br>31 December<br>2020 | <u>322,312</u>     | <u>5,414</u>          | <u>51,400</u>            | <u>108,250</u>                                   | <u>42,000</u>    | <u>529,376</u>   |
| Market Value<br>31 December<br>2020  | <u>1,173,772</u>   | <u>14,726</u>         | <u>85,561</u>            | <u>512,289</u>                                   | <u>131,639</u>   | <u>1,917,986</u> |
| 31 December<br>2019                  | <u>1,103,214</u>   | <u>15,915</u>         | <u>76,021</u>            | <u>529,127</u>                                   | <u>134,219</u>   | <u>1,858,497</u> |

**THE NEWBURY CHURCH AND ALMSHOUSE CHARITY  
FIVE YEAR SUMMARY  
FOR THE YEAR ENDED 31 DECEMBER 2020**

**Market Value of Investments**

|                     | General Funds      |                      | Church<br>Repair<br>Fund | Restricted Funds<br>Extraordinary<br>Repair Fund | Building<br>Fund | TOTAL            |
|---------------------|--------------------|----------------------|--------------------------|--|------------------|------------------|
|                     | Estates<br>Account | Almsouses<br>Account |                          |  |                  |                  |
| 31 December<br>2020 | <u>1,173,772</u>   | <u>14,726</u>        | <u>85,561</u>            | <u>512,289</u>                                   | <u>131,639</u>   | <u>1,917,986</u> |
| 31 December<br>2019 | <u>1,103,214</u>   | <u>15,915</u>        | <u>76,021</u>            | <u>529,127</u>                                   | <u>134,219</u>   | <u>1,858,497</u> |
| 31 December<br>2018 | <u>935,868</u>     | <u>14,018</u>        | <u>60,792</u>            | <u>444,403</u>                                   | <u>112,151</u>   | <u>1,567,232</u> |
| 31 December<br>2017 | <u>962,470</u>     | <u>15,698</u>        | <u>40,093</u>            | <u>465,889</u>                                   | <u>119,279</u>   | <u>1,603,429</u> |
| 31 December<br>2016 | <u>885,682</u>     | <u>14,756</u>        | <u>35,194</u>            | <u>428,345</u>                                   | <u>106,346</u>   | <u>1,470,323</u> |

**Movement in Year**

|                     |                  |               |               |                |                |                  |
|---------------------|------------------|---------------|---------------|----------------|----------------|------------------|
| 31 December<br>2019 | 1,103,214        | 15,915        | 76,021        | 529,127        | 134,219        | 1,858,497        |
| Movement            | 70,558           | - 1,189       | 9,539         | - 16,838       | - 2,581        | 59,489           |
| 31 December<br>2020 | <u>1,173,772</u> | <u>14,726</u> | <u>85,561</u> | <u>512,289</u> | <u>131,639</u> | <u>1,917,986</u> |