

Vigne-Bremner Almshouses

30/44 Nursery Road
Sunbury on Thames
Middlesex TW16 6LE
Reg. Charity no. 213816

REPORT FOR THE YEAR ENDING 2021

Trustees: Rev. Andrew Downes – Chairman
Diana Brown – Secretary / Treasurer
Wendy Evans, Joyce Healey, David Knight

Co-opted Members: John Mold

Administrator: Sarah Pow

Trustees' meetings were held in June & October 2021. There were only 2 face to face meetings due to Covid.

The accounts for the year ending December 2020 were presented to the Trustees' in October 2021 and accepted by all.

The annual inspection of the properties took place in August 2021.

The central heating boiler is inspected annually by 1st Class Plumbing & Heating, and the fire extinguishers are also checked annually by Chubb. The smoke alarms are checked annually and the batteries are replaced.

The gardening contract has remained with a private contractor, and is very satisfactory. The landscaping is gradually being improved with new planting and work to trees.

Contributions of £420 remained the same for 2021

All residents were up to date with their payments by the year end.

Most of the residents have remained in reasonable health.

The Almshouses are run on a voluntary basis by the Trustees but with a self employed paid administrator to deal with secretarial and financial details

The Almshouses Association Gazettes were received, and articles of interest reported to the Trustees by the Administrator.

Sarah Pow – Administrator

October 2021

THE VIGNE-BREMNER ALMSHOUSES

31 DECEMBER 2021

REPORT

AND

ACCOUNTS

THE VIGNE-BREMNER ALMSHOUSES

REPORT AND ACCOUNTS

YEAR ENDED 31 DECEMBER 2021

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THE VIGNE-BREMNER ALMSHOUSES

REPORT AND ACCOUNTS

YEAR ENDED 31 DECEMBER 2021

CHARITY INFORMATION

Charity Registration No: 213816

TRUSTEES:	Chairman	Rev. A. Downes
	Secretary/Treasurer	Mrs. D. Brown
	Members	Mrs. W. Evans
		Mrs J. Healey
		Mr D Knight
	Co-opted Members	Mr J. Mold

BANKERS:
Barclays Bank PLC
Teddington Branch
Kingston Business Centre
6 Clarence Street
Kingston upon Thames
Surrey
KT1 1NY

ACCOUNTANTS:
Haines Watts
Chartered Accountants
Aissela
46 High Street
Esher
Surrey
KT10 9QY

THE VIGNE-BREMNER ALMSHOUSES

TRUSTEES REPORT

YEAR ENDED 31 DECEMBER 2021

The Trustees present their report and the accounts of the charity for the year ended 31 December 2021.

OBJECTIVES OF THE CHARITY

The Trustees shall apply the income of the Charity in maintaining the Almshouses and surrounding land for the benefit of persons who by reason of their social or economic circumstances have need of such housing.

The trustees have had regard to the Charity Commission's guidance on public benefit and consider The Vigne-Bremner Almshouses to meet the definition of a public benefit entity under FRS 102.

REVIEW OF ACTIVITIES IN THE YEAR

The Charity's business was conducted satisfactorily during the year.

REVIEW OF FINANCIAL POSITION FOR THE YEAR

The Charity's financial position for the year was satisfactory. The reserves are substantial.

Chairman 

Date : 6.9.2022 

INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES OF THE VIGNE-BREMNER ALMSHOUSES
YEAR ENDED 31 DECEMBER 2021

I report on the accounts of the Vigne-Bremner Alms Houses for the year ended 31 December 2021 which are set out on pages 4 to 7.

Respective Responsibilities of Trustees and Examiner

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

It is our responsibility to;

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

Basis of Independent Examiner's Statement

The examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently do not express an audit opinion on the view given by the accounts.

Independent Examiner's Statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1) accounting records were not kept in respect of the charity as required by section 130 of the Act; or
- 2) the accounts do not accord with those records ; or
- 3) the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Stephen Francis on behalf of
HAINES WATTS
Chartered Accountants



Date:

12/9/22.

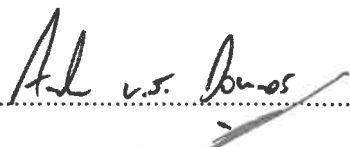
Aissela
46 High Street
Esher
Surrey
KT10 9QY

THE VIGNE-BREMNER ALMSHOUSES

BALANCE SHEET

YEAR ENDED 31 DECEMBER 2021

	<u>Note</u>	2021	2020
FIXED ASSETS			
Land and Buildings	3	1	1
NON-CURRENT ASSETS			
Investments at Cost	4		
N.A.A. Income Shares		11,278	11,278
N.A.A. Accumulation Shares		152,211	122,211
CURRENT ASSETS			
Charities Deposit Fund		8,072	8,072
Prepayments		-	-
Cash at Bank		39,915	49,492
		<u>47,987</u>	<u>57,564</u>
CURRENT LIABILITIES			
Accruals		400	-
		<u>400</u>	<u>-</u>
NET ASSETS			
		<u>211,517</u>	<u>191,054</u>
MEMBERS' FUNDS			
		<u>£211,517</u>	<u>£191,054</u>
Reserves	5	<u>£211,517</u>	<u>£191,054</u>

..... Chairman

..... Secretary

Date: 6.9.2022
6. 9. 2022 .

The Notes on pages 6 to 7 form an integral part of these Accounts.

THE VIGNE-BREMNER ALMSHOUSES
INCOME AND EXPENDITURE ACCOUNT
YEAR ENDED 31 DECEMBER 2021

INCOME	2021	2020
Rent Contributions Received including heating	40,280	40,284
OPERATING EXPENSES		
Garden Maintenance & General Repairs	11,096	9,503
Insurances and T.V. Licence	1,358	1,316
Water and Sewerage Rates	490	480
Lighting and Heating	5,321	5,888
	_____ 18,265	_____ 17,187
	<u>22,015</u>	<u>23,097</u>
OVERHEADS		
Secretarial Expenses & Sundries	1,605	1,365
National Association of Almshouses	182	179
Accountancy	576	540
	_____ 2,363	_____ 2,084
Operating Surplus	<u>19,652</u>	<u>21,013</u>
INVESTMENT INCOME		
N.A.A. Common Investment Fund		
Income Shares	810	859
Charities Deposit Fund Account	1	22
	_____ 811	_____ 881
	<u>811</u>	<u>881</u>
Surplus for the Year (Note 4)	<u>£20,463</u>	<u>£21,894</u>

THE VIGNE-BREMNER ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS

NOTES TO THE ACCOUNTS 31 DECEMBER 2021

1. STATEMENT OF COMPLIANCE

These financial statements have been prepared in compliance with FRS 102 'The Financial Reporting Standard applicable to the UK and Republic of Ireland, the Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and Republic of Ireland (FRS 102) (Charities SORP (FRS 102) and the Charities Act 2011.

2. ACCOUNTING POLICIES

The principal accounting policies adopted by the charity reflect the recommendations set out in the Statement of Recommended Practice - Accounting by Charities.

(a) The accounts have been prepared under the historical cost convention.

(b) Investment Income - investment income is recognised in the accounts when received. No provision is made for income accrued but not received by the balance sheet date.

(c) Valuation of Investments - investments are stated at their historical cost.

3. LAND AND BUILDINGS

The Freehold Land and Buildings are acquired by Deed of Gift dated 13th May 1891 and are included in the accounts at the nominal value of £1. The insured value of the Buildings and contents is £744,000. No valuation of the Freehold Land has been obtained.

4. INVESTMENTS

(a) National Association of Almshouses Income Shares

	Shares Held	
	31 December 2021	31 December 2020
Number	24,545 =====	24,545 =====
Cost	£11,278 =====	£11,278 =====
Market Value	£22,373 =====	£20,524 =====

THE VIGNE-BREMNER ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS

NOTES TO THE ACCOUNTS 31 DECEMBER 2021

(b) National Association of Almshouses Accumulation Shares.

	Shares Held	
	31 December 2021	31 December 2020
Number	3,614 <u>=====</u>	3,318 <u>=====</u>
Cost	£152,211 <u>=====</u>	£122,211 <u>=====</u>
Market Value	£378,379 <u>=====</u>	£306,930 <u>=====</u>

The above holdings and market value have been verified by the Official Custodian for Charities.

During the year, £30,000 (2020: £20,000) was invested in National Association of Almshouses Accumulation Shares.

5. RESERVES

	Extra -ordinary Repairs	Cyclical Repairs	General	Total
Balances Brought Forward	122,211	8,072	60,771	191,054
Surplus/(deficit) for the Year	30,000 <u>-----</u>	- <u>-----</u>	(9,356) <u>-----</u>	20,463 <u>-----</u>
Balances at 31 December 2021	£152,211 <u>=====</u>	£8,072 <u>=====</u>	£51,234 <u>=====</u>	£211,517 <u>=====</u>

6. RELATED PARTY TRANSACTIONS

During the year there were no transactions with trustees or other related parties to include remuneration or expenses paid.

To: Steve Francis on behalf of Haines Watts

To whom it may concern

The following representations are made on the basis of enquiries of management and staff with relevant knowledge and experience such as we consider necessary in connection with your independent examination of the charitable company's financial statements for the year ended 31 December 2021. These enquiries have included inspection of supporting documentation where appropriate and are sufficient to satisfy ourselves that we can make each of the following representations. All representations are made to the best of our knowledge and belief.

General

1. We acknowledge that the work performed by you is substantially less in scope than an audit performed in accordance with International Standards on Auditing (UK) and that you do not express an audit opinion.
2. We confirm that the charitable company qualifies as small in accordance with the conditions set out in chapter 1 of part 15 of the Companies Act 2006.
3. We confirm that the charitable company was entitled to exemption under section 144 of the Charities Act 2011 the requirement to have its financial statements for the financial year ended 31 December 2021 audited. We also confirm that the members have not required the company to obtain an audit of its financial statements for the financial year in accordance with section 476 of the Companies Act 2006.
4. We have fulfilled our responsibilities as trustees as set out in the terms of your engagement letter, under the Companies Act 2006 for preparing financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), for being satisfied that they give a true and fair view and for making accurate representations to you.
5. All the transactions undertaken by the charitable company have been properly reflected and recorded in the accounting records.
6. All the accounting records have been made available to you for the purpose of your independent examination. We have provided you with unrestricted access to all appropriate persons within the charitable company, and with all other records and related information requested, including minutes of all management and trustee meetings and correspondence with The Charity Commission.
7. The financial statements are free of material misstatements, including omissions.

Assets and liabilities

9. The charitable company has satisfactory title to all assets and there are no liens or encumbrances on the charitable company's assets, except for those that are disclosed in the notes to the financial statements.
10. All actual liabilities, contingent liabilities and guarantees given to third parties have been recorded or disclosed as appropriate.
11. We have no plans or intentions that may materially alter the carrying value and, where relevant, the fair value measurements or classification of assets and liabilities reflected in the financial statements.

Accounting estimates

12. Significant assumptions used by us in making accounting estimates, including those measured at fair value, are reasonable.

Loans and arrangements

13. The charitable company has not granted any advances or credits to, or made guarantees on behalf of, directors other than those disclosed in the financial statements.

Legal claims

14. We have disclosed to you all claims in connection with litigation that have been, or are expected to be, received and such matters, as appropriate, have been properly accounted for and disclosed in the financial statements.

Laws and regulations

15. We have disclosed to you all known instances of non-compliance or suspected non-compliance with laws and regulations whose effects should be considered when preparing the financial statements.

Related parties

16. Related party relationships and transactions have been appropriately accounted for and disclosed in the financial statements. We have disclosed to you all relevant information concerning such relationships and transactions and are not aware of any other matters which require disclosure in order to comply with legislative and accounting standards requirements.

Subsequent events

17. All events subsequent to the date of the financial statements which require adjustment or disclosure have been properly accounted for and disclosed.

Going concern

18. We believe that the charitable company's financial statements should be prepared on a going concern basis on the grounds that current and future sources of funding or support will be more than adequate for the charitable company's needs. We have considered a period of twelve months from the date of approval of the financial statements. We believe that no further disclosures relating to the charitable company's ability to continue as a going concern need to be made in the financial statements.

Grants and donations

19. All grants, donations and other income, the receipt of which is subject to specific terms or conditions, have been notified to you. There have been no breaches of terms or conditions in the application of such income. There is no restricted income or expenditure in the period.

Yours faithfully

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Signed on behalf of the board of trustees

Date: