

Vigne-Bremner Almshouses

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

REPORT FOR THE YEAR ENDING 2022

Trustees: **Rev Andrew Downes – Chairman**
 Diana Brown Wendy Evans, Joyce Healey, David Knight

Co-opted Members: **John Mold**

Administrator: **Sarah Pow**

Trustees' meetings were held in April, July and October 2022

The accounts for the year ending December 2021 were presented to the Trustees' in October 2022 and accepted by all.

The annual inspection of the properties took place in August 2022.

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.

The old summerhouse was replaced in the Spring of 2022.

There was a major project carried out in the Autumn of 2022 to replace the existing roof. This work was carried out by a local contractor who were very efficient and reliable.

Contributions of £420 remained the same for 2022

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 2022

THE VIGNE-BREMNER ALMSHOUSES

31 DECEMBER 2022

REPORT

AND

ACCOUNTS

THE VIGNE-BREMNER ALMSHOUSES

REPORT AND ACCOUNTS

YEAR ENDED 31 DECEMBER 2022

CONTENTS

	PAGE
Charity Information	1
Trustees' Report	2
Independent Examiner's Report	3
Balance Sheet	4
Income and Expenditure Account	5
Notes to the Financial Statements	6 - 7

THE VIGNE-BREMNER ALMSHOUSES

REPORT AND ACCOUNTS

YEAR ENDED 31 DECEMBER 2022

CHARITY INFORMATION

Charity Registration No: 213816

TRUSTEES:	Chairman	Rev. A. Downes
	Members	Mrs. D. Brown
		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 2022

The Trustees present their report and the accounts of the charity for the year ended 31 December 2022.

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 :

INDEPENDENT EXAMINER'S REPORT
TO THE TRUSTEES OF THE VIGNE-BREMNER ALMSHOUSES
YEAR ENDED 31 DECEMBER 2022

I report on the accounts of the Vigne-Bremner Almshouses for the year ended 31 December 2022 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.

HAINES WATTS
Chartered Accountants

Aissela
46 High Street
Esher
Surrey
KT10 9QY

Date:

THE VIGNE-BREMNER ALMSHOUSES

BALANCE SHEET

YEAR ENDED 31 DECEMBER 2022

	<u>Note</u>	2022	2021
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		<u>107,211</u>	<u>152,211</u>
		118,489	163,489
CURRENT ASSETS			
Charities Deposit Fund		8,072	8,072
Cash at Bank		<u>36,873</u>	<u>40,355</u>
		44,945	48,427
CURRENT LIABILITIES			
Accruals		2,420	400
		<u> </u> (2,420)	<u> </u> (400)
NET ASSETS			
		<u>161,015</u>	<u>211,517</u>
MEMBERS' FUNDS			
		<u>£161,015</u>	<u>£211,517</u>
Reserves	5	<u>£161,015</u>	<u>£211,517</u>

..... Chairman

..... Secretary

Date:

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 2022

INCOME	2022	2021
Rent Contributions Received including heating	40,319	40,280
OPERATING EXPENSES		
Garden Maintenance & General Repairs	80,643	11,096
Insurances and T.V. Licence	1,187	1,358
Water and Sewerage Rates	2,146	490
Lighting and Heating	5,198	5,321
	_____ 89,174	_____ 18,265
	(48,855)	22,015
OVERHEADS		
Secretarial Expenses & Sundries	1,986	1,605
National Association of Almshouses	-	182
Accountancy	600	576
	_____ 2,586	_____ 2,363
Operating (Deficit)/Surplus	(51,441)	19,652
INVESTMENT INCOME		
N.A.A. Common Investment Fund Income Shares	938	810
Charities Deposit Fund Account	-	1
	_____ 938	_____ 811
(Deficit)/ Surplus for the Year (Note 4)	(£50,502)	£20,463
	=====	=====

THE VIGNE-BREMNER ALMSHOUSES

NOTES TO THE FINANCIAL STATEMENTS

NOTES TO THE ACCOUNTS 31 DECEMBER 2022

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 2022	31 December 2021
Number	24,545 =====	24,545 =====
Cost	£11,278 =====	£11,278 =====
Market Value	£21,676 =====	£22,273 =====

THE VIGNE-BREMNER ALMSHOUSES
NOTES TO THE FINANCIAL STATEMENTS
NOTES TO THE ACCOUNTS 31 DECEMBER 2022

(b) National Association of Almshouses Accumulation Shares.

	Shares Held	
	31 December 2022	31 December 2021
Number	3,191 =====	3,614 =====
Cost	£107,211 =====	£152,211 =====
Market Value	£336,777 =====	£378,379 =====

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

During the year, £15,000 (2021: £20,000) was invested in National Association of Almshouses Accumulation Shares and £60,000 was withdrawn.

5. RESERVES

	Extra -ordinary Repairs	Cyclical Repairs	General	Total
Balances Brought Forward	152,211	8,072	51,234	211,517
Deficit for the Year	(45,000)	-	(5,502)	(50,502)
	=====	=====	=====	=====
Balances at 31 December 2022	£107,211 =====	£8,072 =====	£45,732 =====	£161,015 =====

6. RELATED PARTY TRANSACTIONS

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

THE VIGNE-BREMNER ALMSHOUSES

31 DECEMBER 2022

REPORT

AND

ACCOUNTS

THE VIGNE-BREMNER ALMSHOUSES

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	PAGE
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