

Charity registration number 213838

**ALMSHOUSES OF WILLIAM JONES**  
**ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

# ALMSHOUSES OF WILLIAM JONES

## LEGAL AND ADMINISTRATIVE INFORMATION

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**Trustees**

Mrs A Elloy (Chairman)  
Mrs S Campbell  
Mr E Elliott  
Mr D J N Rogers  
Mr G Hewitt  
Professor W Horbury  
Mr M Curtis

**Charity number** 213838

**Independent examiner**

Mitchell Charlesworth  
24 Nicholas Street  
Chester  
CH1 2AU

**Bankers** Lloyds Bank plc

**Clerk to the Trustees:**

Mr H.J Butler  
Jolliffe & Co LLP  
Solicitors  
6 St John Street  
Chester  
CH1 1DA

**Investment Manager:**

Quilter Cheviot  
Liverpool

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# ALMSHOUSES OF WILLIAM JONES

## CONTENTS

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	Page
Trustees' report	1 - 2
Statement of trustees' responsibilities	3
Independent examiner's report	4
Statement of financial activities	5
Balance sheet	6
Notes to the financial statements	7 - 13

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# ALMSHOUSES OF WILLIAM JONES

## TRUSTEES' REPORT

### FOR THE YEAR ENDED 31 DECEMBER 2024

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The trustees present their annual report and financial statements for the year ended 31 December 2024.

The financial statements have been prepared in accordance with the accounting policies set out in note 1 to the financial statements and comply with the Charity's governing document, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)".

#### Objectives and activities

The Charity was constituted under Charity Commission Schemes dated 12<sup>th</sup> April 1960, 4<sup>th</sup> November 1969 and 19<sup>th</sup> January 1989 to provide and maintain Almshouses for occupation by suitably qualified Almspeople. There were no policy changes during the year ended 31st December 2024.

#### Almspeople

The Charity provides that applicants for one of the Charity's Almshouses who meet the following qualifications may be provided with accommodation:-

- a) Applicants shall be in financial need without substantial financial resources of their own.
- b) Applicants shall be not less than 55 years of age and of good character.
- c) Applicants must at the time of their appointment reside in Chester.

The Trustees believe that the objects of the charity are compliant with the Charities Commission Guidance on Public Benefit.

#### Achievements and performance

All the flats in Park Street and the house at Westminster Road were occupied during 2024.

#### Financial review

The Statement of Financial Activities shows that the net incoming resources amounts to £(6,885) (2023: £(20,989)). There was a net gain on sales of investments amounting to £15,169 (2023: £8,605) giving an increase in total funds of £8,284 (2023: Deficit £12,384).

The overall investment policy is to achieve an appropriate balanced return between income and capital appreciation.

The investments are disclosed in the accounts at cost with a note of their current market value. The Trustees consider that the investments are held on a long term basis and therefore have not altered the investments on the Balance Sheet to market value.

The Trustees recognise the risk associated with investment in mainstream financial markets and accept this risk in return for the prospect of additional returns over longer periods of time. As such, they wish to remain largely invested at all times subject to cash reserves being held as part of the investment management process and to cover any exceptional liabilities.

# ALMSHOUSES OF WILLIAM JONES

## TRUSTEES' REPORT (CONTINUED)

**FOR THE YEAR ENDED 31 DECEMBER 2024**

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### Structure, governance and management

The trustees who served during the year and up to the date of signature of the financial statements were:

Mrs A Elloy (Chairman)

Mrs S Campbell

Mr E Elliott

Mr D J N Rogers

Mr G Hewitt

Professor W Horbury

Mr M Curtis

At the year end, the body of Trustees consists of seven co-optative trustees. Until July 2023, the Rev D Chesters ex-officio Trustee (a Clerk in Holy Orders selected from the parish in Chester most closely associated with the Almshouses situated in Park Street). Co-optative Trustees are appointed for a term of five years by Trustees resolution. Trustees' resolutions are passed by majority vote.

The Trustees usually meet twice yearly. The first meeting takes place in April and the second meeting takes place in November. At the April meeting, the Trustees consider the accounts for the financial year ending in the previous December. At both the April and November meetings, the Trustees consider the investment performance of the trust's share portfolio, the trust's financial position and receive a report from the Clerk on the Almspeople (being the occupants of the seven Almshouses owned by the trust).

The trustees' report was approved by the Board of Trustees.

.....*Adrienne Elloy*.....

Mrs A Elloy (Chairman)

Trustee

Date: .....*6 NOV '25*.....

# **ALMSHOUSES OF WILLIAM JONES**

## **STATEMENT OF TRUSTEES' RESPONSIBILITIES**

### ***FOR THE YEAR ENDED 31 DECEMBER 2024***

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Law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the charity's financial activities during the year and of its financial position at the end of the year. In preparing financial statements giving a true and fair view, the trustees should follow best practice and:

- select suitable accounting policies and then apply them consistently;
- make reasonable and prudent judgements and estimates;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.
- State whether applicable accounting standards and statements of recommended practice have been followed, subject to any departures disclosed and explained in the financial statements.

The trustees are responsible for:

- keeping proper accounting records;
- safeguarding the charity's assets;
- taking reasonable steps for the prevention and detection of fraud.

# ALMSHOUSES OF WILLIAM JONES

## INDEPENDENT EXAMINER'S REPORT

### TO THE TRUSTEES OF ALMSHOUSES OF WILLIAM JONES

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I report to the trustees on my examination of the financial statements of Alms Houses of William Jones (the Charity) for the year ended 31 December 2024.

#### Responsibilities and basis of report

As the trustees of the Charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 (the 2011 Act).

I report in respect of my examination of the Charity's financial statements carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

#### Independent examiner's statement

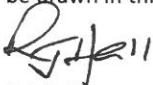
Your attention is drawn to the fact that the charity has prepared financial statements in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

I understand that this has been done in order for financial statements to provide a true and fair view in accordance with Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

I have completed my examination. I confirm that no 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 2011 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements 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 financial statements to be reached.



R.J. Hall

Mitchell Charlesworth

24 Nicholas Street  
Chester  
CH1 2AU

Dated: 14/11/25

# ALMSHOUSES OF WILLIAM JONES

## STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2024

		Unrestricted funds 2024 £	Unrestricted funds 2023 £
	Notes		
<b>Income from:</b>			
Maintenance charges received	3	11,631	10,768
Investment income	4	13,578	13,524
<b>Total income</b>		25,209	24,292
<b>Expenditure on:</b>			
Charitable activities	5	32,094	45,281
<b>Net Expenditure / Income</b>		(6,885)	(20,989)
<b>Net gains/(losses) on investments</b>	11	15,169	8,605
<b>Net income/(expenditure) for the year/ Net movement in funds</b>		8,284	(12,384)
<b>Fund balances at 1 January 2024</b>		509,493	521,877
<b>Fund balances at 31 December 2024</b>		517,777	509,493

The statement of financial activities includes all gains and losses recognised in the year.

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.



# ALMSHOUSES OF WILLIAM JONES

## BALANCE SHEET

AS AT 31 DECEMBER 2024

		2024		2023	
	Notes	£	£	£	£
<b>Fixed assets</b>					
Tangible assets	13		73,439		73,439
Investments	14		403,249		411,060
			<u>476,688</u>		<u>484,499</u>
<b>Current assets</b>					
Debtors	15	1,274		665	
Cash at bank and in hand		42,095		26,499	
		<u>43,369</u>		<u>27,164</u>	
<b>Creditors: amounts falling due within one year</b>	16	<u>(2,280)</u>		<u>(2,170)</u>	
<b>Net current assets</b>			<u>41,089</u>		<u>24,994</u>
<b>Total assets less current liabilities</b>			<u>517,777</u>		<u>509,493</u>
<b>The funds of the Charity</b>					
Unrestricted funds	17		517,777		509,493
			<u>517,777</u>		<u>509,493</u>

The financial statements were approved by the trustees on 6th November 2025

.....*Adrienne Elloy*.....  
 Mrs A Elloy (Chairman)  
 Trustee

# ALMSHOUSES OF WILLIAM JONES

## NOTES TO THE FINANCIAL STATEMENTS

### FOR THE YEAR ENDED 31 DECEMBER 2024

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#### 1 Accounting policies

##### Charity information

Almshouses of William Jones is an unincorporated charity whose principal office is 6 St John Street, Chester, CH1 1DA.

##### 1.1 Accounting convention

The financial statements have been prepared in accordance with the Charity's governing document, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)". The Charity is a Public Benefit Entity as defined by FRS 102.

The Charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the Charity. Monetary amounts in these financial statements are rounded to the nearest £1.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

##### 1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

##### 1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

##### 1.4 Income

Income is recognised when the Charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

##### 1.5 Expenditure

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

Income and expenses are included in the financial statements as they become receivable or due.

Expenses include VAT where applicable as the charity cannot reclaim it.

# ALMSHOUSES OF WILLIAM JONES

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

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### 1 Accounting policies

(Continued)

#### 1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	Nil
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The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

#### 1.7 Fixed asset investments

Fixed asset investments are recorded at cost. Investments are held on a long term basis and therefore the Trustees have not altered the investments on the Balance Sheet to market value.

#### 1.8 Impairment of fixed assets

At each reporting end date, the Charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

#### 1.9 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

#### 1.10 Financial instruments

The Charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the Charity's balance sheet when the Charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

#### **Basic financial assets**

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

# ALMSHOUSES OF WILLIAM JONES

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 DECEMBER 2024

#### 1 Accounting policies

(Continued)

##### **Basic financial liabilities**

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

##### **Derecognition of financial liabilities**

Financial liabilities are derecognised when the Charity's contractual obligations expire or are discharged or cancelled.

#### 1.11 Employee benefits

The cost of any unused holiday entitlement is recognised in the period in which the employee's services are received.

Termination benefits are recognised immediately as an expense when the Charity is demonstrably committed to terminate the employment of an employee or to provide termination benefits.

#### 2 Critical accounting estimates and judgements

In the application of the Charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

#### 3 Maintenance charges received

	Unrestricted funds	Unrestricted funds
	2024	2023
	£	£
Maintenance	11,631	10,768

# ALMSHOUSES OF WILLIAM JONES

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

### 4 Income from investments

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Other income	13,578	13,524

### 5 Charitable activities

	2024 £	2023 £
Rates	961	986
Light & heat	137	125
Insurance	1,586	1,448
Repairs & renewals	7,703	26,025
	10,387	28,584
Christmas boxes	700	600
Share of governance costs (see note 7)	21,007	16,097
	32,094	45,281

### 6 Grants payable

	2024 £	2023 £
Christmas boxes	700	600
	700	600

# ALMSHOUSES OF WILLIAM JONES

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

### 7 Support costs

	Support costs	Governance costs	2024	2023
	£	£	£	£
Accounting services	-	2,180	2,180	2,130
Legal and professional	-	14,440	14,440	10,000
Subscriptions	-	343	343	196
Telephone	-	400	400	350
Sundry	-	60	60	60
Stockbrokers charges	-	3,584	3,584	3,361
	-	21,007	21,007	16,097
Analysed between				
Charitable activities	-	21,007	21,007	16,097

### 8 Net movement in funds

	2024	2023
	£	£
The net movement in funds is stated after charging/(crediting):		
Fees payable for the independent examination of the charity's financial statements	2,180	2,130

### 9 Trustees

None of the trustees (or any persons connected with them) received any remuneration or benefits from the Charity during the year.

### 10 Employees

The average monthly number of employees during the year was:

2024	2023
Number	Number
1	1

There were no employees whose annual remuneration was more than £160,000.

#### ~~Remuneration of key management personnel~~

~~The remuneration of key management personnel was as follows:~~

# ALMSHOUSES OF WILLIAM JONES

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

### 11 Gains and losses on investments

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Gains/(losses) arising on:		
Sale of investments	15,169	8,605

### 12 Taxation

The charity is exempt from tax on income and gains falling within section 505 of the Taxes Act 1988 or section 252 of the Taxation of Chargeable Gains Act 1992 to the extent that these are applied to its charitable objects.

### 13 Tangible fixed assets

	Freehold land and buildings £
<b>Cost</b>	
At 1 January 2024	73,439
At 31 December 2024	73,439
<b>Carrying amount</b>	
At 31 December 2024	73,439
At 31 December 2023	73,439

### 14 Fixed asset investments

	Listed investments £
<b>Cost or valuation</b>	
At 1 January 2024	411,060
Additions	35,806
Disposals	(43,617)
At 31 December 2024	403,249
<b>Carrying amount</b>	
At 31 December 2024	403,249
At 31 December 2023	411,060



# ALMSHOUSES OF WILLIAM JONES

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

### FOR THE YEAR ENDED 31 DECEMBER 2024

#### 14 Fixed asset investments

(Continued)

The investments are disclosed in the accounts at cost, the market value at the year end was £494,357 (2023- £483,342). The Trustees consider that the investments are held on a long term basis and therefore have not altered the investments on the Balance Sheet to market value.

#### 15 Debtors

	2024	2023
	£	£
Amounts falling due within one year:		
Prepayments and accrued income	1,274	665

#### 16 Creditors: amounts falling due within one year

	2024	2023
	£	£
Accruals and deferred income	2,280	2,170

#### 17 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 January 2024	Incoming resources	Resources expended	Gains and losses	At 31 December 2024
	£	£	£	£	£
General funds	509,493	25,209	(32,094)	15,169	517,777
Previous year:	At 1 January 2023	Incoming resources	Resources expended	Gains and losses	At 31 December 2023
	£	£	£	£	£
General funds	521,877	24,292	(45,281)	8,605	509,493

#### 18 Related party transactions

There were no disclosable related party transactions during the year (2023 - none).