

**THE T J EVANS TRUST CHARITY**

**ACCOUNTS**

**31<sup>ST</sup> MARCH 2023**

## THE T J EVANS TRUST CHARITY

### ANNUAL REPORT FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2023

The T J Evans Trust (Charity No. 213874) was founded by the Will of Thomas Joseph Evans on 21<sup>st</sup> January 1937 and has been varied or affected by schemes of the Charity Commission in 1938, 1951, 1960 and 1987. The Trust is also a member of the National Association of Almshouses.

The Trustees for the year ended 31<sup>st</sup> March 2023 were:-

Cllr TA Davies (Town Mayor)  
Rev AR Pawley (Vicar of the Parish of St Mary's Church, Welshpool)  
Cllr P Pritchard (appointed by the Town Council) (Chairman)  
Cllr G Lanagan (independent member)  
Cllr E Bleivas (appointed by Town Council) (appointed 16.05.2022)

The Administrator to the Trustees for the year was Mrs Susan Richards and the Warden was Mr David Jones.

The body of the Trustees comprises two ex-officio Trustees (the Vicar of the Parish of St Mary's, Welshpool and the Town Mayor), two nominative Trustees (who need not themselves be Town Councillors) appointed by the Town Council and a Co-optative Trustee who has special knowledge of the town of Welshpool.

The object of the Charity is to provide low cost sheltered housing to residents of the town or parish of Welshpool who are over the age of sixty years and in need. The Trust owns and runs Haven Court where there are eight flats for tenants and one for the resident Warden who checks on their welfare at least once a day and is on call at night. The rents are kept as low as possible and include water rates, TV licence and the services of a gardener and a window cleaner. Internal and external repairs and decoration are carried out where necessary at the expense of the Charity. The Warden enjoys similar benefits but is not liable to pay rent for the occupancy of his flat, while the Trust also pays his heating costs and water rates. Both the Warden and the Administrator receive a minimal weekly wage.

#### **Finances:**

The attached financial statements show the income and expenses of the Trust in the year ended 31<sup>st</sup> March 2023 and the valuation of assets and investments at the year-end. The committee continues to monitor carefully such expenditure and in their opinion these statements show the position of the Trust to be sound.

Land and property and investments are valued at cost, although it is thought that current values are significantly higher.

The investment (The National Association of Almshouses Common Investment Fund) generates quarterly dividends and together with deposit account interest and rents represents the regular income of the Trust.

During the period the Charity's banking facilities were frozen due to the National Westminster bank closing all charity accounts. Following this action the Administrator made the decision to transact in cash where possible whilst the matter was dealt with. Any transactions that could not be undertaken this way were held back until such time that new bank facilities were opened with Barclays Bank in July 2023. As a result of this, the expenses reported for this year are lower whilst it is anticipated that next year's financial statements will show increased expenses.

The Independent Examiners are Cadwallader & Co LLP, Chartered Accountants, Welshpool.

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**Cllr P Pritchard, Chairman**  
On behalf of the Management Committee  
27th October 2023

**THE T J EVANS TRUST CHARITY**

**STATEMENT OF FINANCIAL ACTIVITIES**

**YEAR TO 31<sup>ST</sup> MARCH 2023**

	Notes	2023	2022
<b>RECEIPTS</b>			
<b>Income Receipts:</b>			
Investment Income	2(b)	955	£ 3,938
Rents Received		<u>27,495</u>	<u>23,705</u>
<b>Total Receipts</b>		<u><b>28,450</b></u>	<u><b>27,643</b></u>
<b>PAYMENTS</b>			
<b>Charitable Activity Direct Expenditure:</b>			
Provision of Property, Council			
Tax & Water Rates	£	-	£ 2,667
General Repairs & Renovations		2,218	703
Electricity		1,377	1,493
Window Cleaning		495	297
Secretary's, Warden's and Gardener's Wages		<u>2,947</u>	<u>6,974</u>
		7,037	12,134
<b>Other Expenditure:</b>			
Postage, Stationery, Advertising & Incidentals	£	226	£ 1,078
Telephone		-	268
Insurance		1,313	1,348
Accountancy		<u>384</u>	<u>372</u>
		1,923	3,066
<b>Total Expenditure</b>		<u><b>8,960</b></u>	<u><b>15,200</b></u>
<b>Net Surplus for the Year</b>		<b>19,490</b>	<b>12,443</b>
<b>Fund Balances Brought Forward</b>		<u><b>159,414</b></u>	<u><b>146,971</b></u>
<b>Fund Balance Carried Forward</b>	3	<u><b>178,904</b></u>	<u><b>159,414</b></u>

**THE T J EVANS TRUST CHARITY**  
**STATEMENT OF ASSETS AND LIABILITIES**  
**AT 31<sup>ST</sup> MARCH 2023**

	Notes	2023	2022
<b>FIXED ASSETS</b>			
Land and Property at Cost	2(a)	£18,154	£18,154
Investment at Cost	2(b)	<u>34,693</u>	<u>34,693</u>
		52,847	52,847
<b>CURRENT ASSETS</b>			
Balances at Bank:-			
Current Account		<u>126,057</u>	<u>106,567</u>
<b>NET ASSETS</b>		<u><b>178,904</b></u>	<u><b>159,414</b></u>
<b>REPRESENTED BY</b>			
<b>Unrestricted Income Funds</b>			
General Purposes		126,057	106,567
Designated Fund		18,154	18,154
<b>Restricted Income Funds</b>			
Capital Fund		<u>34,693</u>	<u>34,693</u>
		<u><b>178,904</b></u>	<u><b>159,414</b></u>

**THE T J EVANS TRUST CHARITY**

**NOTES TO THE ACCOUNTS**

**FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2023**

**1. ACCOUNTING POLICIES**

**General**

The accounts have been prepared under the historic cost convention and in accordance with the Statement of Recommended Practice for Charities, preparing annual accounts on the receipts and payment basis.

**2. FIXED ASSETS**

**(a). Used by Charity**

The land and buildings are shown at cost without any depreciation charges, as the trustees believe that the current valuation of the freehold property is higher than cost.

**(b). Investment**

The investment is for shares held in The National Association of Almshouses Common Investment Fund. These are shown at cost on the balance sheet and a dividend is received on this investment quarterly each year. Valuations as at the balance sheet date: Accumulated Fund £48,127.42, Income Units £106,590.92.

**3. SUMMARY OF NET ASSETS BY FUNDS**

	General	Unrestricted Funds Designated	Restricted Funds Capital	Total
Fixed Assets	-	£18,154	£34,693	£52,847
Net Current Assets	<u>£126,057</u>	<u>-</u>	<u>-</u>	<u>£126,057</u>
	<b><u>£126,057</u></b>	<b><u>£18,154</u></b>	<b><u>£34,693</u></b>	<b><u>£178,904</u></b>

## **INDEPENDENT EXAMINER'S REPORT**

### **TO THE TRUSTEES OF THE T J EVANS TRUST CHARITY**

### **ON THE ACCOUNTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2023**

#### **Respective Responsibilities of Trustees and Examiner**

As the charity's trustees you are responsible for the preparation of the accounts; you consider that the audit requirement of Section 43(2) of the Charities Act 1993 (the Act) does not apply. It is our responsibility to state, on the basis of procedures specified in the General Directors given by the Charity Commissioners under Section 43(7)(b) of the Act, whether particular matters have come to our attention.

#### **Basis of Independent Examiner's Report**

Our examination was carried out in accordance with the General Directors 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 of 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 we do not express an audit opinion on the view given by the accounts.

#### **Independent Examiner's Statement**

In connection with our examination, no matter has come to our attention:

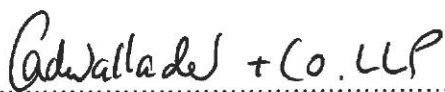
1. Which gives us reasonable cause to believe that in any material respect the requirements

- To keep accounting records in accordance with Section 41 of the Act; and
- To prepare accounts which accord with the accounting records and to comply with the accounting requirements of the Act

have not been met, or

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

Signed



Cadwallader & Co LLP  
Chartered Accountants  
Eagle House, 25 Severn Street  
Welshpool, Powys SY21 7AD

27th October 2023