

BERWICK ALMSHOUSES CHARITY
TRUSTEES ANNUAL REPORT FOR THE YEAR ENDING 30 JUNE 2025

LEGAL AND ADMINISTRATIVE INFORMATION

1. Name The Berwick Almshouses Charity
2. Charity Number 214070A/3
3. Principal Address C/o New Windsor House, Oxon Business Park,
Shrewsbury SY5 9HJ
4. Charity's Governing Document Trust Deed dated 1968
5. Trustees who served during the year

T M Evans	Chairman
David Vasmer	Mayor of Shrewsbury
Cllr Pam Moseley	STC Nominated
Kevin Pardy	STC Nominated
Garry Burchett	Shropshire CC
Kassidy Angell-James	Co-opted
6. Officers and Agents
 - a) Clerk and land agent: Alex Jackson, Balfours LLP New Windsor House Oxon
Business Park, Shrewsbury SY3 5HJ
 - b) Bankers: Lloyds Shrewsbury
 - c) Independent Examiner of the Accounts: TCA Accountants, 21 St Mary's Street (third floor)
Shrewsbury SY1 1ED

AIMS AND ORGANISATION

1. Objects

The object of the Charity is to provide accommodation for people of modest means from the Parish of St Mary, Shrewsbury or from a wider area if no local applications are received.

2. Organisation

The Charity is controlled by a Board of Trustees who meets once or twice a year. The Trustees have a Clerk and employ a Land Agent and Surveyor who charges for his services. His office keeps the books of the Charity and the accounts are independently examined by a firm of Chartered Accountants. There is one paid employee of the Charity the warden for the Almshouses who occupies one of the houses known as the Priest House.

3. Summary of Charitable Activities undertaken during the Year

All of the Almshouses have been occupied during the past year. The Shrewsbury Town Council has the right of nomination for some of the vacancies following a substantial grant towards the modernisation of the Almshouses. (A list of residents is attached at Appendix A)

REVIEW OF FINANCIAL ACTIVITIES AND AFFAIRS

1. Most of the Almshouses have been occupied throughout the year resulting in Charity income of £57,127.58 from maintenance charges. In addition, £2,310.50 was received from residents for services. Bank interest and dividends amounted to £1,313.26.
2. The Trustees have made a contribution of £2,520.00 to an extraordinary repair fund which is shown in the accounts at the original investment cost of £71,130.00. The total The current value held in the M & G Investment Account is £224,032.02.
3. The Trustees carry out normal routine maintenance each year, with the refurbishment and redecoration of a proportion of the flats. This year we have invested in two new shower rooms and updating the Sayphone Systems.
4. Cash reserves as at 30 June 2025 amounted to £35,807.51 Running expenses for the Charity for the year have been £50,165.56 for maintenance and £46,466.50 for overheads.
5. The charity has a policy on reserves. It sets aside between 7.5% and 10% of its gross income for an Extraordinary Repairs Fund (ERF) which is invested with NAACIF. In addition it aims to hold cash amounting to about half a year's income to allow for emergency repairs or for a sudden reduction in income due to unexpected vacancies. After that the charity will build up a fund for a special project to improve the welfare of residents of the Almshouses. As this is a Listed Building there is a need to keep a good current balance for routine repairs And a substantial and increasing value in the ERF for major structural repairs, renewal of services and overall refurbishment.
6. The annual account for the Charity is attached at Appendix B.



Chairman
On behalf of the Trustees

TRUSTEES OF BERWICK ALMSHOUSES CHARITY

CHARITY REFERENCE NUMBER 214070

STATEMENT OF ACCOUNTS

FOR THE YEAR

1st JULY 2024 TO 30th JUNE 2025

Declaration

The accounts set out for this financial year, and the Statement of Assets and Liabilities, are as approved by the Trustees.

SIGNED -



Trustee authorised to sign on behalf of all Trustees

DATE -

7 Nov. 2025

**BALFOURS
1-2 KING STREET
LUDLOW
SHROPSHIRE
SY8 1AQ**

Trustees of The Berwick Almshouses

Balance Sheet

From - 1st July 2024
To - 30th June 2025

	2024/2025	2023/2024
FIXED ASSETS		
Freehold Property	£ 630,500.00	£ 630,500.00
Property Improvements	£ 61,555.01	£ 56,661.62
New Equipment		£ 5,200.00
Plant & Machinery	£ 27,649.53	£ 22,449.53
	<u>£ 719,704.54</u>	<u>£ 714,811.15</u>
CURRENT ASSETS		
Lloyds TSB - Treasurers Account	£ 35,807.51	£ 53,369.65
Debtors Control	£ 700.03	£ 709.50
Nationwide Building Society Account	£ -	£ 44,958.09
Petty Cash	£ 62.46	£ 54.57
NAACIF - ERF Investment - at cost	£ 71,130.00	£ 68,610.00
	<u>£ 107,700.00</u>	<u>£ 167,701.81</u>
CURRENT LIABILITIES		
Creditors Control	£ 3,356.46	£ 22,584.16
	<u>£ 3,356.46</u>	<u>£ 22,584.16</u>
Current Assets less Current Liabilities	£ 104,343.54	£ 145,117.65
	<u><u>£ 824,048.08</u></u>	<u><u>£ 859,928.80</u></u>
FUNDS HELD - UNRESTRICTED		
Capital Account	£ 708,459.13	£ 705,939.13
Capital Account movement in the year	£ 2,520.00	£ 2,520.00
Revenue Account	£ 148,949.67	£ 150,593.53
Revenue Account movement in the year	-£ 35,880.72	£ 876.14
	<u>£ 824,048.08</u>	<u>£ 859,928.80</u>

Trustees of The Berwick Almshouses

Revenue Accounts

From - 1st July 2024
To - 30th June 2025

	2024 / 2025 Unrestricted	2023 / 2024 Unrestricted
INCOME		
Maintenance Contributions	£ 57,127.58	£ 57,924.00
Washing Machine	£ 1,051.00	£ 1,003.00
Tumble Dryer	£ 1,002.00	£ 989.00
Guest Room Hire	£ 220.00	£ 155.00
TV Licence Contribution	£ 37.50	£ 52.50
Bank and Building Society Interest	£ 1,313.26	£ 1,529.42
Other Income	£ -	£ -
	£ 60,751.34	£ 61,652.92
MAINTENANCE		
Flat Repairs and Maintenance	£ 49,329.19	£ 23,511.94
General Maintenance Misc	£ 526.48	£ 613.43
Garden Maintenance	£ 309.89	£ 344.29
	£ 50,165.56	£ 24,469.66
	£ 10,585.78	£ 37,183.26
OVERHEADS		
Electricity	£ 3,720.26	£ 1,787.14
Sewage maintenance	£ 484.60	£ 1,348.60
Insurance	£ 3,128.08	£ 3,028.60
Water	£ 1,246.47	£ 133.48
Council Tax		£ -
TV Licencing	£ 45.00	£ 52.50
Warden's Wages	£ 13,546.59	£ 13,666.63
Management Fees and Costs	£ 7,792.31	£ 7,533.95
Professional Fees and Costs	£ 13,921.89	£ 2,643.88
Subscriptions	£ 475.00	£ 407.00
Advertising		£ -
Miscellaneous	£ 1,736.80	£ 3,185.34
Grants to Residents	£ 369.50	£ -
	£ 46,466.50	£ 33,787.12
REVENUE Deficit/Surplus	-£ 35,880.72	£ 3,396.14
CAPITAL TRANSACTIONS		
+ Sale of Barclays Shares	£ -	£ -
- NAACIF - ERF Investment	-£ 2,520.00	-£ 2,520.00
- Sewage Treatment Project	£ -	£ -
- Almshouse Association - loan repayment	£ -	£ -
- Workshop Shed	£ -	£ -
	-£ 2,520.00	-£ 2,520.00
EXCESS Deficit/Surplus	-£ 38,400.72	£ 876.14



CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A

Independent Examiner's Report

Report to the trustees/
members of

BERWICK ALMOUSES CHARITY

On accounts for the year
ended

30th JUNE 2025

Charity no
(if any)

214070

Set out on pages

1-3

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 30/6/2025

Responsibilities and
basis of report

As the charity trustees of the Trust, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent
examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention (~~other than that disclosed below~~) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

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

** Please delete the words in the brackets if they do not apply.*

Signed:

C Moelwyn

Date:

9-2-2026

Name:

C MOELWYN-WILLIAMS

Relevant professional
qualification(s) or body
(if any):

FOA

Address:

90 TCA ACCOUNTANTS

THIRD FLOOR, 21 ST MARY'S STREET
SURESBURY

Section B**Disclosure**

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.

n/a