

ALVECHURCH ALMSHOUSE CHARITY

England & Wales · Charity number 214948

Details

Other names UNITED CHARITIES AND OTHERS

Status Registered

Legal form Other

Registered 1963-09-06

Register [View on the Charity Commission register](#)

Contact

Address 20 Willow Brook Road
Alvechurch
Birmingham
B48 7PZ

Phone 07867387267

Email clerk.alvechurchalmshouses@gmail.com

Website alvechurchalmshouses.org.uk

Activities

Objects: FOR THE BENEFIT OF POOR PERSONS WHO ARE INHABITANTS OF THE PARISH OF ALVECHURCH AND RESIDENT IN THE ALMSHOUSES OF THE CHARITY.

Activities: Provides housing for people in need who are over 60 and have lived in the Parish of Alvechurch for at least one year.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing, Other Charitable Purposes
- **Who:** Elderly/old People

Geography

- **Area of benefit:** PARISH OF ALVECHURCH
- Worcestershire

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£61,028	£54,002	-	-
2023-12-31	£61,496	£42,615	-	-
2022-12-31	£51,267	£47,778	-	-
2021-12-31	£43,355	£35,960	-	-
2020-12-31	£43,634	£30,047	-	-

Trustees

Name	Role	Appointed
ANNE HUMPHRIES	Chair	
Andrew Bowen		2024-04-24
Annette English		2024-04-24
Fiona Bowen		2024-04-24
Janette Hilda Poole		2022-07-19
Linda Ruth Helmore		2021-03-16
Marc Worrall		2016-03-30
Ruth Clarke		2025-07-15
Stephanie Mary Miall		2022-09-20

ALVECHURCH ALMSHOUSE CHARITY

England & Wales - Charity number 214948

Accounts

Report of the Trustees and
Unaudited Financial Statements
for the Year Ended 31 December 2024
for
Alvechurch Almshouse Charity

Attwoods
Chartered Certified Accountants
182 Worcester Road
Bromsgrove
Worcestershire
B61 7AZ

Alvechurch Almshouse Charity

**Contents of the Financial Statements
for the Year Ended 31 December 2024**

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Alvechurch Almshouse Charity

Reference and Administrative Details
for the Year Ended 31 December 2024

TRUSTEES	Mrs A Humphries Chair Mr T Thurrell (resigned 1.10.24) Mr M Worrall Mr D Thomas (resigned 1.4.24) Ms L R Helmore Mr A Bowen (appointed 24.4.24) Ms F Bowen (appointed 24.4.24) Ms A English (appointed 24.4.24) Ms S M Miall Ms J H Poole
PRINCIPAL ADDRESS	20 Willowbrook Road Alvechurch Worcestershire B48 7PZ
REGISTERED CHARITY NUMBER	214948
INDEPENDENT EXAMINER	Attwoods Chartered Certified Accountants 182 Worcester Road Bromsgrove Worcestershire B61 7AZ
BANKERS	Santander UK Plc Bridle Road Bootle Merseyside L30 4GB
CLERK TO THE TRUSTEES	Mrs S Moxon 20 Willowbrook Road Alvechurch Worcestershire B48 7PZ

Alvechurch Almshouse Charity

Report of the Trustees
for the Year Ended 31 December 2024

The trustees present their report with the financial statements of the charity for the year ended 31 December 2024. The trustees have adopted the provisions of 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

Objectives and aims

The Charity is constituted by Trust Deed and its objectives in the year were that of maintaining and servicing the almshouse properties on behalf of the residents. In order to do this the Charity collects contributions from the residents as agreed by the Trustees to be reviewed annually. This was set at £74.50 per week for the year.

The policy of the Charity remains to provide for all repairs and services to the almshouse at a fair and affordable fee. The Trustees delegate the day to day responsibility for the collection of contributions and payment of bills to the Treasurer.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

The Trustees consider that the performance of the Charity this year has been satisfactory and confirm that assets are available and adequate to fulfil the obligations of the Charity.

FINANCIAL REVIEW

Financial position

The results for the year and the financial position of the Charity are as shown in the annexed financial statements. Funds are available to allow the Charity to continue in operation.

Reserves policy

The policy of the Charity is to hold accumulated funds to provide capital for investment, which will in turn provide income to meet costs as they arise. The Charity tries to maintain a breakeven situation annually, as directed by the Charity Commission.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

Trustees

The Trustees during the year under review are as detailed on page 1. Appointment of Trustees is governed by a Charity Commission Scheme dated 18 September 1984. The Board of Trustees is authorised to appoint co-optative Trustees and arrange for nominations from the Parish Council for nominative Trustees. The Trustees delegate the day to day running of the Charity to the Hon. Treasurer and the Clerk to the Trustees. Major items are referred to the Trustees.

Risk management

The Trustees examine the major risks that the Charity faces when preparing and updating the annual budgets. The Charity has developed systems to monitor and control these risks to mitigate any impact that they may have on the Charity's future.

Independent examiner

The independent examiner, Attwoods, will be proposed for re-appointment in accordance with the rules of the Charity.

Approved by order of the board of trustees on 21 October 2025 and signed on its behalf by:

A. E. Humphries
Mrs A Humphries - Trustee

**Independent Examiner's Report to the Trustees of
Alvechurch Almshouse Charity**

Independent examiner's report to the trustees of Alvechurch Almshouse Charity

I report to the charity trustees on my examination of the accounts of Alvechurch Almshouse Charity (the Trust) for the year ended 31 December 2024.

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 Act and in carrying out my examination I have followed all 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 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 Trust 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.



Ben Newbury FCCA

Attwoods
Chartered Certified Accountants
182 Worcester Road
Bromsgrove
Worcestershire
B61 7AZ

Date: 20/10/2025

Alvechurch Almshouse Charity

Statement of Financial Activities
for the Year Ended 31 December 2024

	Notes	Unrestricted fund £	Restricted funds £	31.12.24 Total funds £	31.12.23 Total funds £
INCOME AND ENDOWMENTS FROM					
Other trading activities	2	43,519	13,741	57,260	58,523
Investment income	3	1,248	11,694	12,942	13,432
Total		<u>44,767</u>	<u>25,435</u>	<u>70,202</u>	<u>71,955</u>
EXPENDITURE ON					
Charitable activities					
General activities		19,660	32,047	51,707	39,613
Net gains on investments		12,595	-	12,595	7,519
NET INCOME/(EXPENDITURE)		37,702	(6,612)	31,090	39,861
Transfers between funds	13	(16,830)	16,830	-	-
Net movement in funds		20,872	10,218	31,090	39,861
RECONCILIATION OF FUNDS					
Total funds brought forward		146,720	255,313	402,033	362,172
TOTAL FUNDS CARRIED FORWARD		<u>167,592</u>	<u>265,531</u>	<u>433,123</u>	<u>402,033</u>

The notes form part of these financial statements

Alvechurch Almshouse Charity

Balance Sheet
31 December 2024

	Notes	Unrestricted fund £	Restricted funds £	31.12.24 Total funds £	31.12.23 Total funds £
FIXED ASSETS					
Tangible assets	6	55,080	-	55,080	55,280
Investments	7	129,847	173,050	302,897	281,911
		<u>184,927</u>	<u>173,050</u>	<u>357,977</u>	337,191
CURRENT ASSETS					
Debtors	8	1,673	2,770	4,443	3,760
Cash at bank		16,686	90,678	107,364	99,226
		<u>18,359</u>	<u>93,448</u>	<u>111,807</u>	102,986
CREDITORS					
Amounts falling due within one year	9	(3,282)	(967)	(4,249)	(4,790)
		<u>15,077</u>	<u>92,481</u>	<u>107,558</u>	98,196
NET CURRENT ASSETS					
		<u>200,004</u>	<u>265,531</u>	<u>465,535</u>	435,387
TOTAL ASSETS LESS CURRENT LIABILITIES					
		<u>167,592</u>	<u>265,531</u>	<u>433,123</u>	402,033
CREDITORS					
Amounts falling due after more than one year	10	(32,412)	-	(32,412)	(33,354)
NET ASSETS					
		<u>167,592</u>	<u>265,531</u>	<u>433,123</u>	402,033
FUNDS					
Unrestricted funds	13			167,592	146,720
Restricted funds				265,531	255,313
TOTAL FUNDS					
				<u>433,123</u>	<u>402,033</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 21 October 2025 and were signed on its behalf by:

A. E. Humphries
Mrs A Humphries - Trustee

M. M. Worrall
Mr M Worrall - Trustee

The notes form part of these financial statements

Alvechurch Almshouse Charity

Notes to the Financial Statements for the Year Ended 31 December 2024

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, 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 accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property - in accordance with the property

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Cyclical repairs and maintenance

The Charity has established a regular programme of cyclical repairs and maintenance. Costs are charged to the income and expenditure account in the year in which they are incurred.

Extraordinary repairs

Costs of extraordinary repairs are charged to the income and expenditure account in the year in which they are incurred.

Heat and light

Costs are recharged at a standard rate to all residents, irrespective of usage, which are recognised in the income and expenditure account in the year in which they are incurred.

Investments

Investments are included at closing market value at the balance sheet date. Net gains/(losses) on investments are the aggregate of realised and unrealised amounts and are stated in the Statement of Financial Activities.

Alvechurch Almshouse Charity

Notes to the Financial Statements - continued
for the Year Ended 31 December 2024

2. OTHER TRADING ACTIVITIES

	31.12.24	31.12.23
	£	£
Maintenance contributions	57,260	58,523

Contributions totalling £2,714 (2023 - £320) were voided during the year due to the property being refurbished.

3. INVESTMENT INCOME

	31.12.24	31.12.23
	£	£
Rents received	-	500
Other fixed asset invest - FII	9,174	10,459
Deposit account interest	3,768	2,473
	12,942	13,432

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2024 nor for the year ended 31 December 2023.

Trustees' expenses

During the year, expenses totalling £196 (2023 - £nil) were reimbursed to Mr M Worrall and £nil (2023 - £116) were reimbursed to Mr D Thomas.

5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund	Restricted funds	Total funds
	£	£	£
INCOME AND ENDOWMENTS FROM			
Other trading activities	41,279	17,244	58,523
Investment income	1,797	11,635	13,432
Total	43,076	28,879	71,955
EXPENDITURE ON			
Charitable activities			
General activities	20,117	19,496	39,613
Net gains on investments	7,519	-	7,519
NET INCOME	30,478	9,383	39,861
Transfers between funds	(16,180)	16,180	-
Net movement in funds	14,298	25,563	39,861
RECONCILIATION OF FUNDS			
Total funds brought forward	132,422	229,750	362,172

Alvechurch Almshouse Charity

Notes to the Financial Statements - continued
for the Year Ended 31 December 2024

5.	COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued	Unrestricted fund £	Restricted funds £	Total funds £
		146,720	255,313	402,033

6.	TANGIBLE FIXED ASSETS		Freehold property £
	COST		
	At 1 January 2024 and 31 December 2024		60,080
	DEPRECIATION		
	At 1 January 2024		4,800
	Charge for year		200
	At 31 December 2024		5,000
	NET BOOK VALUE		
	At 31 December 2024		55,080
	At 31 December 2023		55,280

Included in cost or valuation of land and buildings is freehold land of £20,000 (2023 - £20,000) which is not depreciated.

The title to the freehold land is vested in the Official Custodian for Charities and relates to an area of 1 acre, 2 rods and 5 perches. The housing property relates to 10 almshouse dwellings in Station Road, Alvechurch. The buildings and sundry contents owned by the Charity are valued for insurance purposes at £1,000,000.

7.	FIXED ASSET INVESTMENTS		Listed investments £
	MARKET VALUE		
	At 1 January 2024		281,911
	Additions		8,391
	Revaluations		12,595
	At 31 December 2024		302,897
	NET BOOK VALUE		
	At 31 December 2024		302,897
	At 31 December 2023		281,911

There were no investment assets outside the UK.

Alvechurch Almshouse Charity

Notes to the Financial Statements - continued
for the Year Ended 31 December 2024

7. FIXED ASSET INVESTMENTS - continued

Cost or valuation at 31 December 2024 is represented by:

		Listed investments £
Valuation in 2020		(13,761)
Valuation in 2021		24,323
Valuation in 2022		(10,336)
Valuation in 2023		7,518
Valuation in 2024		12,595
Cost		<u>282,558</u>
		<u><u>302,897</u></u>

8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.24	31.12.23
	£	£
Trade debtors	3,260	2,766
Prepayments	1,183	994
	<u>4,443</u>	<u>3,760</u>

9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	31.12.24	31.12.23
	£	£
Bank loans and overdrafts (see note 11)	1,100	959
Trade creditors	1,078	2,551
Accrued expenses	2,071	1,280
	<u>4,249</u>	<u>4,790</u>

10. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	31.12.24	31.12.23
	£	£
Bank loans (see note 11)	<u>32,412</u>	<u>33,354</u>

11. LOANS

An analysis of the maturity of loans is given below:

	31.12.24	31.12.23
	£	£
Amounts falling due within one year on demand:		
Housing Association loan	<u>1,100</u>	<u>959</u>
Amounts falling between one and two years:		
Housing Association loan - 1-5 years	<u>6,061</u>	<u>5,297</u>
Amounts falling due in more than five years:		
Repayable by instalments:		
Housing Association loan over 5 years	26,351	28,057

Alvechurch Almshouse Charity

Notes to the Financial Statements - continued
for the Year Ended 31 December 2024

12. SECURED DEBTS

The following secured debts are included within creditors:

	31.12.24	31.12.23
	£	£
Bank loans	33,512	34,313
	<u> </u>	<u> </u>

The loan is secured by a first charge on certain freehold properties.

13. MOVEMENT IN FUNDS

	At 1.1.24 £	Net movement in funds £	Transfers between funds £	At 31.12.24 £
Unrestricted funds				
General fund	146,720	37,702	(16,830)	167,592
Restricted funds				
Extraordinary repair fund	175,763	(9,103)	6,390	173,050
Cyclical repairs and maintenance fund	76,216	365	10,440	87,021
Heating and lighting fund	3,334	2,126	-	5,460
	<u>255,313</u>	<u>(6,612)</u>	<u>16,830</u>	<u>265,531</u>
TOTAL FUNDS	<u>402,033</u>	<u>31,090</u>	<u>-</u>	<u>433,123</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	44,767	(19,660)	12,595	37,702
Restricted funds				
Extraordinary repair fund	8,390	(17,493)	-	(9,103)
Cyclical repairs and maintenance fund	3,304	(2,939)	-	365
Heating and lighting fund	13,741	(11,615)	-	2,126
	<u>25,435</u>	<u>(32,047)</u>	<u>-</u>	<u>(6,612)</u>
TOTAL FUNDS	<u>70,202</u>	<u>(51,707)</u>	<u>12,595</u>	<u>31,090</u>

Alvechurch Almshouse Charity

Notes to the Financial Statements - continued
for the Year Ended 31 December 2024

13. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.1.23 £	Net movement in funds £	Transfers between funds £	At 31.12.23 £
Unrestricted funds				
General fund	132,422	30,478	(16,180)	146,720
Restricted funds				
Extraordinary repair fund	160,818	8,805	6,140	175,763
Cyclical repairs and maintenance fund	67,146	(970)	10,040	76,216
Heating and lighting fund	1,786	1,548	-	3,334
	<u>229,750</u>	<u>9,383</u>	<u>16,180</u>	<u>255,313</u>
TOTAL FUNDS	<u>362,172</u>	<u>39,861</u>	<u>-</u>	<u>402,033</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	43,076	(20,117)	7,519	30,478
Restricted funds				
Extraordinary repair fund	9,685	(880)	-	8,805
Cyclical repairs and maintenance fund	1,950	(2,920)	-	(970)
Heating and lighting fund	17,244	(15,696)	-	1,548
	<u>28,879</u>	<u>(19,496)</u>	<u>-</u>	<u>9,383</u>
TOTAL FUNDS	<u>71,955</u>	<u>(39,613)</u>	<u>7,519</u>	<u>39,861</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.23 £	Net movement in funds £	Transfers between funds £	At 31.12.24 £
Unrestricted funds				
General fund	132,422	68,180	(33,010)	167,592
Restricted funds				
Extraordinary repair fund	160,818	(298)	12,530	173,050
Cyclical repairs and maintenance fund	67,146	(605)	20,480	87,021
Heating and lighting fund	1,786	3,674	-	5,460
	<u>229,750</u>	<u>2,771</u>	<u>33,010</u>	<u>265,531</u>
TOTAL FUNDS	<u>362,172</u>	<u>70,951</u>	<u>-</u>	<u>433,123</u>

Alvechurch Almshouse Charity

Notes to the Financial Statements - continued
for the Year Ended 31 December 2024

13. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	87,843	(39,777)	20,114	68,180
Restricted funds				
Extraordinary repair fund	18,075	(18,373)	-	(298)
Cyclical repairs and maintenance fund	5,254	(5,859)	-	(605)
Heating and lighting fund	30,985	(27,311)	-	3,674
	<u>54,314</u>	<u>(51,543)</u>	<u>-</u>	<u>2,771</u>
TOTAL FUNDS	<u>142,157</u>	<u>(91,320)</u>	<u>20,114</u>	<u>70,951</u>

14. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2024.

Alvechurch Almshouse Charity

Detailed Statement of Financial Activities
for the Year Ended 31 December 2024

	31.12.24	31.12.23
	£	£
INCOME AND ENDOWMENTS		
Other trading activities		
Maintenance contributions	57,260	58,523
Investment income		
Rents received	-	500
Other fixed asset invest - FII	9,174	10,459
Deposit account interest	3,768	2,473
	<u>12,942</u>	<u>13,432</u>
Total incoming resources	70,202	71,955
EXPENDITURE		
Charitable activities		
Wages	2,400	2,400
Rates and water	2,495	3,202
Insurance	1,205	1,243
Light and heat	11,615	15,696
Administration fees	340	329
Alarm maintenance and internet	2,078	1,660
Subscriptions	453	291
Repairs to property	25,653	8,517
Bank loan interest	4,563	4,661
	<u>50,802</u>	<u>37,999</u>
Support costs		
Management		
Advertising	150	-
Trustee training	105	-
Freehold property	200	200
	<u>455</u>	<u>200</u>
Governance costs		
Accountancy	450	414
Legal fees	-	1,000
	<u>450</u>	<u>1,414</u>
Total resources expended	51,707	39,613
Net income	18,495	32,342

This page does not form part of the statutory financial statements

ALVECHURCH ALMSHOUSE CHARITY

England & Wales - Charity number 214948

Accounts

REGISTERED CHARITY NUMBER: 214948

Report of the Trustees and
Unaudited Financial Statements
for the Year Ended 31 December 2023
for
Alvechurch Almshouse Charity

Attwoods
Chartered Certified Accountants
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Alvechurch Almshouse Charity

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for the Year Ended 31 December 2023

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PRINCIPAL ADDRESS	20 Willowbrook Road Alvechurch Worcestershire B48 7PZ
REGISTERED CHARITY NUMBER	214948
INDEPENDENT EXAMINER	Attwoods Chartered Certified Accountants 182 Worcester Road Bromsgrove Worcestershire B61 7AZ
BANKERS	Santander UK Plc Bridle Road Bootle Merseyside L30 4GB
CLERK TO THE TRUSTEES	Mrs S Moxon 20 Willowbrook Road Alvechurch Worcestershire B48 7PZ

Alvechurch Almshouse Charity

Report of the Trustees
for the Year Ended 31 December 2023

The trustees present their report with the financial statements of the charity for the year ended 31 December 2023. The trustees have adopted the provisions of 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

Objectives and aims

The Charity is constituted by Trust Deed and its objectives in the year were that of maintaining and servicing the almshouse properties on behalf of the residents. In order to do this the Charity collects contributions from the residents as agreed by the Trustees to be reviewed annually. This was set at £74.50 per week for the year.

The policy of the Charity remains to provide for all repairs and services to the almshouse at a fair and affordable fee. The Trustees delegate the day to day responsibility for the collection of contributions and payment of bills to the Treasurer.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

The Trustees consider that the performance of the Charity this year has been satisfactory and confirm that assets are available and adequate to fulfil the obligations of the Charity.

FINANCIAL REVIEW

Financial position

The results for the year and the financial position of the Charity are as shown in the annexed financial statements. Funds are available to allow the Charity to continue in operation.

Reserves policy

The policy of the Charity is to hold accumulated funds to provide capital for investment, which will in turn provide income to meet costs as they arise. The Charity tries to maintain a breakeven situation annually, as directed by the Charity Commission.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

Trustees

The Trustees during the year under review are as detailed on page 1. Appointment of Trustees is governed by a Charity Commission Scheme dated 18 September 1984. The Board of Trustees is authorised to appoint co-optative Trustees and arrange for nominations from the Parish Council for nominative Trustees. The Trustees delegate the day to day running of the Charity to the Hon. Treasurer and the Clerk to the Trustees. Major items are referred to the Trustees.

Risk management

The Trustees examine the major risks that the Charity faces when preparing and updating the annual budgets. The Charity has developed systems to monitor and control these risks to mitigate any impact that they may have on the Charity's future.

Independent examiner

The independent examiner, Attwoods, will be proposed for re-appointment in accordance with the rules of the Charity.

Approved by order of the board of trustees on 15 October 2024 and signed on its behalf by:

A. E. Humphries
Mrs A Humphries - Trustee

**Independent Examiner's Report to the Trustees of
Alvechurch Almshouse Charity**

Independent examiner's report to the trustees of Alvechurch Almshouse Charity

I report to the charity trustees on my examination of the accounts of Alvechurch Almshouse Charity (the Trust) for the year ended 31 December 2023.

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 Act and in carrying out my examination I have followed all 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 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 Trust 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.



Ben Newbury FCCA

Attwoods
Chartered Certified Accountants
182 Worcester Road
Bromsgrove
Worcestershire
B61 7AZ

Date: 16/10/24.....

Alvechurch Almshouse Charity

Statement of Financial Activities
for the Year Ended 31 December 2023

	Notes	Unrestricted fund £	Restricted funds £	31.12.23 Total funds £	31.12.22 Total funds £
INCOME AND ENDOWMENTS FROM					
Other trading activities	2	41,279	17,244	58,523	50,726
Investment income	3	1,797	11,635	13,432	10,125
Total		43,076	28,879	71,955	60,851
EXPENDITURE ON					
Charitable activities					
General activities		20,117	19,496	39,613	45,701
Net gains/(losses) on investments		7,519	-	7,519	(10,336)
NET INCOME		30,478	9,383	39,861	4,814
Transfers between funds	13	(16,180)	16,180	-	-
Net movement in funds		14,298	25,563	39,861	4,814
RECONCILIATION OF FUNDS					
Total funds brought forward		132,422	229,750	362,172	357,358
TOTAL FUNDS CARRIED FORWARD		146,720	255,313	402,033	362,172

The notes form part of these financial statements

Alvechurch Almshouse Charity

Balance Sheet
31 December 2023

	Notes	Unrestricted fund £	Restricted funds £	31.12.23 Total funds £	31.12.22 Total funds £
FIXED ASSETS					
Tangible assets	6	55,280	-	55,280	55,480
Investments	7	106,148	175,763	281,911	264,708
		<u>161,428</u>	<u>175,763</u>	<u>337,191</u>	<u>320,188</u>
CURRENT ASSETS					
Debtors	8	994	2,766	3,760	4,166
Cash at bank		22,260	76,966	99,226	74,341
		<u>23,254</u>	<u>79,732</u>	<u>102,986</u>	<u>78,507</u>
CREDITORS					
Amounts falling due within one year	9	(4,608)	(182)	(4,790)	(2,361)
		<u>18,646</u>	<u>79,550</u>	<u>98,196</u>	<u>76,146</u>
NET CURRENT ASSETS					
		<u>18,646</u>	<u>79,550</u>	<u>98,196</u>	<u>76,146</u>
TOTAL ASSETS LESS CURRENT LIABILITIES					
		<u>180,074</u>	<u>255,313</u>	<u>435,387</u>	<u>396,334</u>
CREDITORS					
Amounts falling due after more than one year	10	(33,354)	-	(33,354)	(34,162)
		<u>146,720</u>	<u>255,313</u>	<u>402,033</u>	<u>362,172</u>
NET ASSETS					
		<u>146,720</u>	<u>255,313</u>	<u>402,033</u>	<u>362,172</u>
FUNDS					
	13			146,720	132,422
Unrestricted funds				255,313	229,750
Restricted funds				<u>402,033</u>	<u>362,172</u>
TOTAL FUNDS					
				<u>402,033</u>	<u>362,172</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 15 October 2024 and were signed on its behalf by:

A. E. Humphries
Mrs A Humphries - Trustee

T Thurrell
Mr T Thurrell - Trustee

Alvechurch Almshouse Charity

Notes to the Financial Statements
for the Year Ended 31 December 2023

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, 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 accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property - in accordance with the property

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Cyclical repairs and maintenance

The Charity has established a regular programme of cyclical repairs and maintenance. Costs are charged to the income and expenditure account in the year in which they are incurred.

Extraordinary repairs

Costs of extraordinary repairs are charged to the income and expenditure account in the year in which they are incurred.

Heat and light

Costs are recharged at a standard rate to all residents, irrespective of usage, which are recognised in the income and expenditure account in the year in which they are incurred.

Investments

Investments are included at closing market value at the balance sheet date. Net gains/(losses) on investments are the aggregate of realised and unrealised amounts and are stated in the Statement of Financial Activities.

Alvechurch Almshouse Charity

Notes to the Financial Statements - continued
for the Year Ended 31 December 2023

2. OTHER TRADING ACTIVITIES

	31.12.23	31.12.22
	£	£
Maintenance contributions	<u>58,523</u>	<u>50,726</u>

Contributions totalling £320 (2022 - £nil) were voided following the passing of one of the residents during the year.

3. INVESTMENT INCOME

	31.12.23	31.12.22
	£	£
Rents received	500	-
Other fixed asset invest - FII	10,459	9,584
Deposit account interest	<u>2,473</u>	<u>541</u>
	<u>13,432</u>	<u>10,125</u>

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2023 nor for the year ended 31 December 2022.

Trustees' expenses

During the year, expenses totalling £nil (2022 - £169) were reimbursed to Mr M Worrall, £nil (2022 - £330) were reimbursed to Mrs A Humphries and £116 (2022 - £156) were reimbursed to Mr D Thomas.

5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Other trading activities	38,767	11,959	50,726
Investment income	<u>771</u>	<u>9,354</u>	<u>10,125</u>
Total	<u>39,538</u>	<u>21,313</u>	<u>60,851</u>
EXPENDITURE ON			
Charitable activities			
General activities	<u>23,331</u>	<u>22,370</u>	<u>45,701</u>
Net gains/(losses) on investments	<u>(10,336)</u>	<u>-</u>	<u>(10,336)</u>
NET INCOME/(EXPENDITURE)	5,871	(1,057)	4,814
Transfers between funds	<u>(14,470)</u>	<u>14,470</u>	<u>-</u>
Net movement in funds	(8,599)	13,413	4,814
RECONCILIATION OF FUNDS			
Total funds brought forward	141,021	216,337	357,358

Alvechurch Almshouse Charity

Notes to the Financial Statements - continued
for the Year Ended 31 December 2023

5.	COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES - continued	Unrestricted fund £	Restricted funds £	Total funds £
		132,422	229,750	362,172

6.	TANGIBLE FIXED ASSETS	
		Freehold property £
	COST	
	At 1 January 2023 and 31 December 2023	60,080
	DEPRECIATION	
	At 1 January 2023	4,600
	Charge for year	200
	At 31 December 2023	4,800
	NET BOOK VALUE	
	At 31 December 2023	55,280
	At 31 December 2022	55,480

Included in cost or valuation of land and buildings is freehold land of £20,000 (2022 - £20,000) which is not depreciated.

The title to the freehold land is vested in the Official Custodian for Charities and relates to an area of 1 acre, 2 rods and 5 perches. The housing property relates to 10 almshouse dwellings in Station Road, Alvechurch. The buildings and sundry contents owned by the Charity are valued for insurance purposes at £1,000,000.

7.	FIXED ASSET INVESTMENTS	
		Listed investments £
	MARKET VALUE	
	At 1 January 2023	264,708
	Additions	9,684
	Revaluations	7,519
	At 31 December 2023	281,911
	NET BOOK VALUE	
	At 31 December 2023	281,911
	At 31 December 2022	264,708

There were no investment assets outside the UK.

Alvechurch Almshouse Charity

Notes to the Financial Statements - continued
for the Year Ended 31 December 2023

7. **FIXED ASSET INVESTMENTS - continued**

Cost or valuation at 31 December 2023 is represented by:

	Listed investments £
Valuation in 2020	(13,761)
Valuation in 2021	24,323
Valuation in 2022	(10,336)
Valuation in 2023	7,518
Cost	<u>274,167</u>
	<u><u>281,911</u></u>

8. **DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.12.23	31.12.22
	£	£
Trade debtors	2,766	3,097
Prepayments	994	1,069
	<u>3,760</u>	<u>4,166</u>

9. **CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR**

	31.12.23	31.12.22
	£	£
Bank loans and overdrafts (see note 11)	959	854
Trade creditors	2,551	1,087
Accrued expenses	1,280	420
	<u>4,790</u>	<u>2,361</u>

10. **CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR**

	31.12.23	31.12.22
	£	£
Bank loans (see note 11)	<u>33,354</u>	<u>34,162</u>

11. **LOANS**

An analysis of the maturity of loans is given below:

	31.12.23	31.12.22
	£	£
Amounts falling due within one year on demand:		
Housing Association loan	<u>959</u>	<u>854</u>
Amounts falling between one and two years:		
Housing Association loan - 1-5 years	<u>5,297</u>	<u>4,723</u>
Amounts falling due in more than five years:		
Repayable by instalments:		
Housing Association loan over 5 years	28,057	29,439

Alvechurch Almshouse Charity

Notes to the Financial Statements - continued
for the Year Ended 31 December 2023

12. SECURED DEBTS

The following secured debts are included within creditors:

	31.12.23	31.12.22
	£	£
Bank loans	34,313	35,016
	<u> </u>	<u> </u>

The loan is secured by a first charge on certain freehold properties.

13. MOVEMENT IN FUNDS

	At 1.1.23	Net movement	Transfers between	At
	£	in funds	funds	31.12.23
	£	£	£	£
Unrestricted funds				
General fund	132,422	30,478	(16,180)	146,720
Restricted funds				
Extraordinary repair fund	160,818	8,805	6,140	175,763
Cyclical repairs and maintenance fund	67,146	(970)	10,040	76,216
Heating and lighting fund	1,786	1,548	-	3,334
	<u>229,750</u>	<u>9,383</u>	<u>16,180</u>	<u>255,313</u>
TOTAL FUNDS	<u>362,172</u>	<u>39,861</u>	<u>-</u>	<u>402,033</u>

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Gains and losses	Movement in funds
	£	£	£	£
Unrestricted funds				
General fund	43,076	(20,117)	7,519	30,478
Restricted funds				
Extraordinary repair fund	9,685	(880)	-	8,805
Cyclical repairs and maintenance fund	1,950	(2,920)	-	(970)
Heating and lighting fund	17,244	(15,696)	-	1,548
	<u>28,879</u>	<u>(19,496)</u>	<u>-</u>	<u>9,383</u>
TOTAL FUNDS	<u>71,955</u>	<u>(39,613)</u>	<u>7,519</u>	<u>39,861</u>

Alvechurch Almshouse Charity

Notes to the Financial Statements - continued
for the Year Ended 31 December 2023

13. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.1.22 £	Net movement in funds £	Transfers between funds £	At 31.12.22 £
Unrestricted funds				
General fund	141,021	5,871	(14,470)	132,422
Restricted funds				
Extraordinary repair fund	157,064	(1,736)	5,490	160,818
Cyclical repairs and maintenance fund	57,625	541	8,980	67,146
Heating and lighting fund	1,648	138	-	1,786
	<u>216,337</u>	<u>(1,057)</u>	<u>14,470</u>	<u>229,750</u>
TOTAL FUNDS	<u>357,358</u>	<u>4,814</u>	<u>-</u>	<u>362,172</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	39,538	(23,331)	(10,336)	5,871
Restricted funds				
Extraordinary repair fund	8,812	(10,548)	-	(1,736)
Cyclical repairs and maintenance fund	541	-	-	541
Heating and lighting fund	11,960	(11,822)	-	138
	<u>21,313</u>	<u>(22,370)</u>	<u>-</u>	<u>(1,057)</u>
TOTAL FUNDS	<u>60,851</u>	<u>(45,701)</u>	<u>(10,336)</u>	<u>4,814</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.22 £	Net movement in funds £	Transfers between funds £	At 31.12.23 £
Unrestricted funds				
General fund	141,021	36,349	(30,650)	146,720
Restricted funds				
Extraordinary repair fund	157,064	7,069	11,630	175,763
Cyclical repairs and maintenance fund	57,625	(429)	19,020	76,216
Heating and lighting fund	1,648	1,686	-	3,334
	<u>216,337</u>	<u>8,326</u>	<u>30,650</u>	<u>255,313</u>
TOTAL FUNDS	<u>357,358</u>	<u>44,675</u>	<u>-</u>	<u>402,033</u>

Alvechurch Almshouse Charity

Notes to the Financial Statements - continued
for the Year Ended 31 December 2023

13. MOVEMENT IN FUNDS - continued

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	82,614	(43,448)	(2,817)	36,349
Restricted funds				
Extraordinary repair fund	18,497	(11,428)	-	7,069
Cyclical repairs and maintenance fund	2,491	(2,920)	-	(429)
Heating and lighting fund	29,204	(27,518)	-	1,686
	<u>50,192</u>	<u>(41,866)</u>	<u>-</u>	<u>8,326</u>
TOTAL FUNDS	<u><u>132,806</u></u>	<u><u>(85,314)</u></u>	<u><u>(2,817)</u></u>	<u><u>44,675</u></u>

14. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2023.

Alvechurch Almshouse Charity

Detailed Statement of Financial Activities
for the Year Ended 31 December 2023

	31.12.23	31.12.22
	£	£
INCOME AND ENDOWMENTS		
Other trading activities		
Maintenance contributions	58,523	50,726
Investment income		
Rents received	500	-
Other fixed asset invest - FII	10,459	9,584
Deposit account interest	2,473	541
	<u>13,432</u>	<u>10,125</u>
Total incoming resources	71,955	60,851
EXPENDITURE		
Charitable activities		
Wages	2,400	2,400
Rates and water	3,202	2,277
Insurance	1,243	1,283
Light and heat	15,696	11,822
Administration fees	329	509
Alarm maintenance and internet	1,660	1,588
Subscriptions	291	271
Repairs to property	8,517	20,755
Bank loan interest	4,661	4,746
	<u>37,999</u>	<u>45,651</u>
Support costs		
Management		
Freehold property	200	200
Governance costs		
Accountancy	414	420
Legal fees	1,000	(570)
	<u>1,414</u>	<u>(150)</u>
Total resources expended	39,613	45,701
Net income	32,342	15,150

This page does not form part of the statutory financial statements

ALVECHURCH ALMSHOUSE CHARITY

England & Wales - Charity number 214948

Accounts

Report of the Trustees and
Unaudited Financial Statements
for the Year Ended 31 December 2022
for
Alvechurch Almshouse Charity

Attwoods
Chartered Certified Accountants
182 Worcester Road
Bromsgrove
Worcestershire
B61 7AZ

Alvechurch Almshouse Charity

**Contents of the Financial Statements
for the Year Ended 31 December 2022**

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Alvechurch Almshouse Charity

**Reference and Administrative Details
for the Year Ended 31 December 2022**

TRUSTEES	Mrs A Humphries Chair Mr T Thurrell Mr M Worrall Mr D Thomas Mr J Curtis Ms L R Helmore
PRINCIPAL ADDRESS	20 Willowbrook Road Alvechurch Worcestershire B48 7PZ
REGISTERED CHARITY NUMBER	214948
INDEPENDENT EXAMINER	Attwoods Chartered Certified Accountants 182 Worcester Road Bromsgrove Worcestershire B61 7AZ
BANKERS	Santander UK Plc Bridle Road Bootle Merseyside L30 4GB
CLERK TO THE TRUSTEES	Mrs S Moxon 20 Willowbrook Road Alvechurch Worcestershire B48 7PZ

Alvechurch Almshouse Charity

Report of the Trustees
for the Year Ended 31 December 2022.

The trustees present their report with the financial statements of the charity for the year ended 31 December 2022. The trustees have adopted the provisions of 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

Objectives and aims

The Charity is constituted by Trust Deed and its objectives in the year were that of maintaining and servicing the almshouse properties on behalf of the residents. In order to do this the Charity collects contributions from the residents as agreed by the Trustees to be reviewed annually. This was set at £74.50 per week for the year.

The policy of the Charity remains to provide for all repairs and services to the almshouse at a fair and affordable fee. The Trustees delegate the day to day responsibility for the collection of contributions and payment of bills to the Treasurer.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

The Trustees consider that the performance of the Charity this year has been satisfactory and confirm that assets are available and adequate to fulfil the obligations of the Charity.

FINANCIAL REVIEW

Financial position

The results for the year and the financial position of the Charity are as shown in the annexed financial statements. Funds are available to allow the Charity to continue in operation.

Reserves policy

The policy of the Charity is to hold accumulated funds to provide capital for investment, which will in turn provide income to meet costs as they arise. The Charity tries to maintain a breakeven situation annually, as directed by the Charity Commission.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

Trustees

The Trustees during the year under review are as detailed on page 1. Appointment of Trustees is governed by a Charity Commission Scheme dated 18 September 1984. The Board of Trustees is authorised to appoint co-optative Trustees and arrange for nominations from the Parish Council for nominative Trustees. The Trustees delegate the day to day running of the Charity to the Hon. Treasurer and the Clerk to the Trustees. Major items are referred to the Trustees.

Risk management

The Trustees examine the major risks that the Charity faces when preparing and updating the annual budgets. The Charity has developed systems to monitor and control these risks to mitigate any impact that they may have on the Charity's future.

Independent examiner

The independent examiner, Attwoods, will be proposed for re-appointment in accordance with the rules of the Charity.

Approved by order of the board of trustees on 19 September 2023 and signed on its behalf by:

A. E. Humphries
Mrs A Humphries - Trustee

**Independent Examiner's Report to the Trustees of
Alvechurch Almshouse Charity**

Independent examiner's report to the trustees of Alvechurch Almshouse Charity

I report to the charity trustees on my examination of the accounts of Alvechurch Almshouse Charity (the Trust) for the year ended 31 December 2022.

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 Act and in carrying out my examination I have followed all 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 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 Trust 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.



Ben Newbury FCCA

Attwoods
Chartered Certified Accountants
182 Worcester Road
Bromsgrove
Worcestershire
B61 7AZ

2 October 2023

Alvechurch Almshouse Charity

Statement of Financial Activities
for the Year Ended 31 December 2022

	Notes	Unrestricted fund £	Restricted funds £	31.12.22 Total funds £	31.12.21 Total funds £
INCOME AND ENDOWMENTS FROM					
Other trading activities	2	38,767	11,959	50,726	43,349
Investment income	3	771	9,354	10,125	7,653
Total		39,538	21,313	60,851	51,002
EXPENDITURE ON					
Charitable activities					
General activities		23,331	22,370	45,701	33,885
Net gains/(losses) on investments		(10,336)	-	(10,336)	24,323
NET INCOME/(EXPENDITURE)					
Transfers between funds	13	5,871 (14,470)	(1,057) 14,470	4,814 -	41,440 -
Net movement in funds		(8,599)	13,413	4,814	41,440
RECONCILIATION OF FUNDS					
Total funds brought forward		141,021	216,337	357,358	315,918
TOTAL FUNDS CARRIED FORWARD		132,422	229,750	362,172	357,358

The notes form part of these financial statements


Atvechurch Almshouse Charity

Balance Sheet
31 December 2022

	Notes	Unrestricted fund £	Restricted funds £	31.12.22 Total funds £	31.12.21 Total funds £
FIXED ASSETS					
Tangible assets	6	55,480	-	55,480	55,680
Investments	7	103,890	160,818	264,708	266,231
		<u>159,370</u>	<u>160,818</u>	<u>320,188</u>	<u>321,911</u>
CURRENT ASSETS					
Debtors	8	4,166	-	4,166	1,002
Cash at bank		5,409	68,932	74,341	72,100
		<u>9,575</u>	<u>68,932</u>	<u>78,507</u>	<u>73,102</u>
CREDITORS					
Amounts falling due within one year	9	(2,361)	-	(2,361)	(2,563)
		<u>7,214</u>	<u>68,932</u>	<u>76,146</u>	<u>70,539</u>
NET CURRENT ASSETS					
		<u>7,214</u>	<u>68,932</u>	<u>76,146</u>	<u>70,539</u>
TOTAL ASSETS LESS CURRENT LIABILITIES					
		<u>166,584</u>	<u>229,750</u>	<u>396,334</u>	<u>392,450</u>
CREDITORS					
Amounts falling due after more than one year	10	(34,162)	-	(34,162)	(35,092)
		<u>132,422</u>	<u>229,750</u>	<u>362,172</u>	<u>357,358</u>
NET ASSETS					
		<u>132,422</u>	<u>229,750</u>	<u>362,172</u>	<u>357,358</u>
FUNDS					
Unrestricted funds	13			132,422	141,021
Restricted funds				229,750	216,337
				<u>362,172</u>	<u>357,358</u>
TOTAL FUNDS					
				<u>362,172</u>	<u>357,358</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 19 September 2023 and were signed on its behalf by:

A. E. Humphries
Mrs A Humphries - Trustee


Mr D Thomas - Trustee

The notes form part of these financial statements

Alvechurch Almshouse Charity

Notes to the Financial Statements
for the Year Ended 31 December 2022

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, 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 accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property - in accordance with the property

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Cyclical repairs and maintenance

The Charity has established a regular programme of cyclical repairs and maintenance. Costs are charged to the income and expenditure account in the year in which they are incurred.

Extraordinary repairs

Costs of extraordinary repairs are charged to the income and expenditure account in the year in which they are incurred.

Heat and light

Costs are recharged at a standard rate to all residents, irrespective of usage, which are recognised in the income and expenditure account in the year in which they are incurred.

Investments

Investments are included at closing market value at the balance sheet date. Net gains/(losses) on investments are the aggregate of realised and unrealised amounts and are stated in the Statement of Financial Activities.

Alvechurch Almshouse Charity

Notes to the Financial Statements - continued
for the Year Ended 31 December 2022

2.	OTHER TRADING ACTIVITIES	31.12.22	31.12.21
		£	£
	Maintenance contributions	<u>50,726</u>	<u>43,349</u>

3.	INVESTMENT INCOME	31.12.22	31.12.21
		£	£
	Other fixed asset invest - FII	<u>9,584</u>	<u>7,647</u>
	Deposit account interest	<u>541</u>	<u>6</u>
		<u>10,125</u>	<u>7,653</u>

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2022 nor for the year ended 31 December 2021.

Trustees' expenses

During the year, expenses totalling £169 (2021: £nil) were reimbursed to Mr M Worrall, £330 (2021: £nil) were reimbursed to Mrs A Humphries and £156 (2021: £nil) were reimbursed to Mr D Thomas.

5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Other trading activities	35,998	7,351	43,349
Investment income	754	6,899	7,653
Total	<u>36,752</u>	<u>14,250</u>	<u>51,002</u>
EXPENDITURE ON			
Charitable activities			
General activities	<u>25,923</u>	<u>7,962</u>	<u>33,885</u>
Net gains on investments	<u>24,323</u>	<u>-</u>	<u>24,323</u>
NET INCOME	35,152	6,288	41,440
RECONCILIATION OF FUNDS			
Total funds brought forward	<u>105,869</u>	<u>210,049</u>	<u>315,918</u>
TOTAL FUNDS CARRIED FORWARD	<u><u>141,021</u></u>	<u><u>216,337</u></u>	<u><u>357,358</u></u>

Alvechurch Almshouse Charity

Notes to the Financial Statements - continued
for the Year Ended 31 December 2022

6. TANGIBLE FIXED ASSETS

	Freehold property £
COST	
At 1 January 2022 and 31 December 2022	<u>60,080</u>
DEPRECIATION	
At 1 January 2022	4,400
Charge for year	<u>200</u>
At 31 December 2022	<u>4,600</u>
NET BOOK VALUE	
At 31 December 2022	<u>55,480</u>
At 31 December 2021	<u>55,680</u>

Included in cost or valuation of land and buildings is freehold land of £20,000 (2021 - £20,000) which is not depreciated.

The title to the freehold land is vested in the Official Custodian for Charities and relates to an area of 1 acre, 2 rods and 5 perches. The housing property relates to 10 almshouse dwellings in Station Road, Alvechurch. The buildings and sundry contents owned by the Charity are valued for insurance purposes at £1,000,000.

7. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 January 2022	266,231
Additions	8,813
Revaluations	<u>(10,336)</u>
At 31 December 2022	<u>264,708</u>
NET BOOK VALUE	
At 31 December 2022	<u>264,708</u>
At 31 December 2021	<u>266,231</u>

There were no investment assets outside the UK.

Cost or valuation at 31 December 2022 is represented by:

	Listed investments £
Valuation in 2020	(13,761)
Valuation in 2021	24,323
Valuation in 2022	(10,336)
Cost	<u>264,482</u>
	<u>264,708</u>

Alvechurch Almshouse Charity

Notes to the Financial Statements - continued
for the Year Ended 31 December 2022

8.	DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	31.12.22	31.12.21
		£	£
	Trade debtors	3,097	-
	Prepayments	1,069	1,002
		<u>4,166</u>	<u>1,002</u>

9.	CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	31.12.22	31.12.21
		£	£
	Bank loans and overdrafts (see note 11)	854	543
	Trade creditors	1,087	916
	Accrued expenses	420	1,104
		<u>2,361</u>	<u>2,563</u>

10.	CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR	31.12.22	31.12.21
		£	£
	Bank loans (see note 11)	<u>34,162</u>	<u>35,092</u>

11. LOANS

An analysis of the maturity of loans is given below:

		31.12.22	31.12.21
		£	£
	Amounts falling due within one year on demand:		
	Housing Association loan	<u>854</u>	<u>543</u>
	Amounts falling between one and two years:		
	Housing Association loan - 1-5 years	<u>4,723</u>	<u>2,172</u>
	Amounts falling due in more than five years:		
	Repayable by instalments:		
	Housing Association loan over 5 years	29,439	32,920

12. SECURED DEBTS

The following secured debts are included within creditors:

		31.12.22	31.12.21
		£	£
	Bank loans	<u>35,016</u>	<u>35,635</u>

The loan is secured by a first charge on certain freehold properties.

Alvechurch Almshouse Charity

Notes to the Financial Statements - continued
for the Year Ended 31 December 2022

13. MOVEMENT IN FUNDS

	At 1.1.22 £	Net movement in funds £	Transfers between funds £	At 31.12.22 £
Unrestricted funds				
General fund	141,021	5,871	(14,470)	132,422
Restricted funds				
Extraordinary repair fund	157,064	(1,736)	5,490	160,818
Cyclical repairs and maintenance fund	57,625	541	8,980	67,146
Heating and lighting fund	1,648	138	-	1,786
	<u>216,337</u>	<u>(1,057)</u>	<u>14,470</u>	<u>229,750</u>
TOTAL FUNDS	<u>357,358</u>	<u>4,814</u>	<u>-</u>	<u>362,172</u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	39,538	(23,331)	(10,336)	5,871
Restricted funds				
Extraordinary repair fund	8,812	(10,548)	-	(1,736)
Cyclical repairs and maintenance fund	541	-	-	541
Heating and lighting fund	11,960	(11,822)	-	138
	<u>21,313</u>	<u>(22,370)</u>	<u>-</u>	<u>(1,057)</u>
TOTAL FUNDS	<u>60,851</u>	<u>(45,701)</u>	<u>(10,336)</u>	<u>4,814</u>

Comparatives for movement in funds

	At 1.1.21 £	Net movement in funds £	At 31.12.21 £
Unrestricted funds			
General fund	105,869	35,152	141,021
Restricted funds			
Extraordinary repair fund	150,168	6,896	157,064
Cyclical repairs and maintenance fund	57,622	3	57,625
Heating and lighting fund	2,259	(611)	1,648
	<u>210,049</u>	<u>6,288</u>	<u>216,337</u>
TOTAL FUNDS	<u>315,918</u>	<u>41,440</u>	<u>357,358</u>

Alvechurch Almshouse Charity

Notes to the Financial Statements - continued
for the Year Ended 31 December 2022

13. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	36,752	(25,923)	24,323	35,152
Restricted funds				
Extraordinary repair fund	6,896	-	-	6,896
Cyclical repairs and maintenance fund	3	-	-	3
Heating and lighting fund	7,351	(7,962)	-	(611)
	<u>14,250</u>	<u>(7,962)</u>	<u>-</u>	<u>6,288</u>
TOTAL FUNDS	<u>51,002</u>	<u>(33,885)</u>	<u>24,323</u>	<u>41,440</u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.21 £	Net movement in funds £	Transfers between funds £	At 31.12.22 £
Unrestricted funds				
General fund	105,869	41,023	(14,470)	132,422
Restricted funds				
Extraordinary repair fund	150,168	5,160	5,490	160,818
Cyclical repairs and maintenance fund	57,622	544	8,980	67,146
Heating and lighting fund	2,259	(473)	-	1,786
	<u>210,049</u>	<u>5,231</u>	<u>14,470</u>	<u>229,750</u>
TOTAL FUNDS	<u>315,918</u>	<u>46,254</u>	<u>-</u>	<u>362,172</u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	76,290	(49,254)	13,987	41,023
Restricted funds				
Extraordinary repair fund	15,708	(10,548)	-	5,160
Cyclical repairs and maintenance fund	544	-	-	544
Heating and lighting fund	19,311	(19,784)	-	(473)
	<u>35,563</u>	<u>(30,332)</u>	<u>-</u>	<u>5,231</u>
TOTAL FUNDS	<u>111,853</u>	<u>(79,586)</u>	<u>13,987</u>	<u>46,254</u>

Alvechurch Almshouse Charity

Notes to the Financial Statements - continued
for the Year Ended 31 December 2022

14. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2022.

Alvechurch Almshouse Charity

Detailed Statement of Financial Activities
for the Year Ended 31 December 2022

	31.12.22 £	31.12.21 £
INCOME AND ENDOWMENTS		
Other trading activities		
Maintenance contributions	50,726	43,349
Investment income		
Other fixed asset invest - FII	9,584	7,647
Deposit account interest	541	6
	<hr/>	<hr/>
	10,125	7,653
	<hr/>	<hr/>
Total incoming resources	60,851	51,002
 EXPENDITURE		
Charitable activities		
Wages	2,400	2,400
Rates and water	2,277	2,275
Insurance	1,283	1,208
Light and heat	11,822	7,962
Administration fees	509	709
Alarm maintenance and internet	1,588	1,313
Subscriptions	271	242
Repairs to property	20,755	13,551
Bank loan interest	4,746	3,602
	<hr/>	<hr/>
	45,651	33,262
Support costs		
Management		
Freehold property	200	200
Governance costs		
Accountancy	420	400
Legal fees	(570)	23
	<hr/>	<hr/>
	(150)	423
	<hr/>	<hr/>
Total resources expended	45,701	33,885
	<hr/>	<hr/>
Net income	15,150	17,117
	<hr/> <hr/>	<hr/> <hr/>

ALVECHURCH ALMSHOUSE CHARITY

England & Wales - Charity number 214948

Accounts

Report of the Trustees and
Unaudited Financial Statements
for the Year Ended 31 December 2021
for
Alvechurch Almshouse Charity

Attwoods
Chartered Certified Accountants
182 Worcester Road
Bromsgrove
Worcestershire
B61 7AZ

Alvechurch Almshouse Charity

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for the Year Ended 31 December 2021**

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Detailed Statement of Financial Activities	13

Alvechurch Almshouse Charity

Reference and Administrative Details
for the Year Ended 31 December 2021

TRUSTEES	Mrs A Humphries Chair Mr T Thurrell Mr M Worrall Mr D Thomas Mr J Curtis Ms L R Helmore (appointed 16.3.21) Ms L Lawson (resigned 18.5.21)
PRINCIPAL ADDRESS	20 Willowbrook Road Alvechurch Worcestershire B48 7PZ
REGISTERED CHARITY NUMBER	214948
INDEPENDENT EXAMINER	Attwoods Chartered Certified Accountants 182 Worcester Road Bromsgrove Worcestershire B61 7AZ
BANKERS	Santander UK Plc Bridle Road Bootle Merseyside L30 4GB
CLERK TO THE TRUSTEES	Mrs S Moxon 20 Willowbrook Road Alvechurch Worcestershire B48 7PZ

Alvechurch Almshouse Charity

Report of the Trustees for the Year Ended 31 December 2021

The trustees present their report with the financial statements of the charity for the year ended 31 December 2021. The trustees have adopted the provisions of 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

Objectives and aims

The Charity is constituted by Trust Deed and its objectives in the year were that of maintaining and servicing the almshouse properties on behalf of the residents. In order to do this the Charity collects contributions from the residents as agreed by the Trustees to be reviewed annually. This was set at £70 per week for the year.

The policy of the Charity remains to provide for all repairs and services to the almshouse at a fair and affordable fee. The Trustees delegate the day to day responsibility for the collection of contributions and payment of bills to the Treasurer.

ACHIEVEMENT AND PERFORMANCE

Charitable activities

The Trustees consider that the performance of the Charity this year has been satisfactory and confirm that assets are available and adequate to fulfil the obligations of the Charity.

FINANCIAL REVIEW

Financial position

The results for the year and the financial position of the Charity are as shown in the annexed financial statements. Funds are available to allow the Charity to continue in operation.

Reserves policy

The policy of the Charity is to hold accumulated funds to provide capital for investment, which will in turn provide income to meet costs as they arise. The Charity tries to maintain a breakeven situation annually, as directed by the Charity Commission.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its governing document, a deed of trust and constitutes an unincorporated charity.

Trustees

The Trustees during the year under review are as detailed on page 1. Appointment of Trustees is governed by a Charity Commission Scheme dated 18 September 1984. The Board of Trustees is authorised to appoint co-optative Trustees and arrange for nominations from the Parish Council for nominative Trustees. The Trustees delegate the day to day running of the Charity to the Hon. Treasurer and the Clerk to the Trustees. Major items are referred to the Trustees.

Risk management

The Trustees examine the major risks that the Charity faces when preparing and updating the annual budgets. The Charity has developed systems to monitor and control these risks to mitigate any impact that they may have on the Charity's future.

Independent examiner

The independent examiner, Attwoods, will be proposed for re-appointment in accordance with the rules of the Charity.

Approved by order of the board of trustees on 20 September 2022 and signed on its behalf by:

Mrs A Humphries - Trustee

**Independent Examiner's Report to the Trustees of
Alvechurch Almshouse Charity**

Independent examiner's report to the trustees of Alvechurch Almshouse Charity

I report to the charity trustees on my examination of the accounts of Alvechurch Almshouse Charity (the Trust) for the year ended 31 December 2021.

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 Act and in carrying out my examination I have followed all 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 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 Trust 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.

Ben Newbury
FCCA
Attwoods
Chartered Certified Accountants
182 Worcester Road
Bromsgrove
Worcestershire
B61 7AZ

5 October 2022

Alvechurch Almshouse Charity

Statement of Financial Activities
for the Year Ended 31 December 2021

	Notes	Unrestricted fund £	Restricted funds £	31.12.21 Total funds £	31.12.20 Total funds £
INCOME AND ENDOWMENTS FROM					
Other trading activities	2	35,998	7,351	43,349	42,607
Investment income	3	754	6,899	7,653	9,442
Total		36,752	14,250	51,002	52,049
EXPENDITURE ON					
Charitable activities					
General activities		25,923	7,962	33,885	30,247
Net gains/(losses) on investments		24,323	-	24,323	(13,761)
NET INCOME		35,152	6,288	41,440	8,041
RECONCILIATION OF FUNDS					
Total funds brought forward		105,869	210,049	315,918	307,877
TOTAL FUNDS CARRIED FORWARD		141,021	216,337	357,358	315,918

The notes form part of these financial statements

Alvechurch Almshouse Charity

Balance Sheet
31 December 2021

	Notes	Unrestricted fund £	Restricted funds £	31.12.21 Total funds £	31.12.20 Total funds £
FIXED ASSETS					
Tangible assets	6	55,680	-	55,680	55,880
Investments	7	109,167	157,064	266,231	235,012
		<u>164,847</u>	<u>157,064</u>	<u>321,911</u>	<u>290,892</u>
CURRENT ASSETS					
Debtors	8	1,002	-	1,002	1,664
Cash at bank		12,122	59,978	72,100	62,904
		<u>13,124</u>	<u>59,978</u>	<u>73,102</u>	<u>64,568</u>
CREDITORS					
Amounts falling due within one year	9	(1,858)	(705)	(2,563)	(3,365)
NET CURRENT ASSETS					
		<u>11,266</u>	<u>59,273</u>	<u>70,539</u>	<u>61,203</u>
TOTAL ASSETS LESS CURRENT LIABILITIES					
		176,113	216,337	392,450	352,095
CREDITORS					
Amounts falling due after more than one year	10	(35,092)	-	(35,092)	(36,177)
NET ASSETS					
		<u>141,021</u>	<u>216,337</u>	<u>357,358</u>	<u>315,918</u>
FUNDS					
	13				
Unrestricted funds				141,021	105,869
Restricted funds				216,337	210,049
TOTAL FUNDS					
				<u>357,358</u>	<u>315,918</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 20 September 2022 and were signed on its behalf by:

Mrs A Humphries - Trustee

Mr T Thurrell - Trustee

The notes form part of these financial statements

Alvechurch Almshouse Charity

Notes to the Financial Statements for the Year Ended 31 December 2021

1. ACCOUNTING POLICIES

Basis of preparing the financial statements

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) '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)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, with the exception of investments which are included at market value, as modified by the revaluation of certain assets.

Income

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Expenditure

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, 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 accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Freehold property - in accordance with the property

Taxation

The charity is exempt from tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Cyclical repairs and maintenance

The Charity has established a regular programme of cyclical repairs and maintenance. Costs are charged to the income and expenditure account in the year in which they are incurred.

Extraordinary repairs

Costs of extraordinary repairs are charged to the income and expenditure account in the year in which they are incurred.

Heat and light

Costs are recharged at a standard rate to all residents, irrespective of usage, which are recognised in the income and expenditure account in the year in which they are incurred.

Investments

Investments are included at closing market value at the balance sheet date. Net gains/(losses) on investments are the aggregate of realised and unrealised amounts and are stated in the Statement of Financial Activities.

Alvechurch Almshouse Charity

Notes to the Financial Statements - continued
for the Year Ended 31 December 2021

2.	OTHER TRADING ACTIVITIES	31.12.21	31.12.20
		£	£
	Maintenance contributions	<u>43,349</u>	<u>42,607</u>
3.	INVESTMENT INCOME	31.12.21	31.12.20
		£	£
	Other fixed asset invest - FII	7,647	9,151
	Deposit account interest	6	88
	Sundry income	-	203
		<u>7,653</u>	<u>9,442</u>

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31 December 2021 nor for the year ended 31 December 2020.

Trustees' expenses

There were no trustees' expenses paid for the year ended 31 December 2021 nor for the year ended 31 December 2020.

5. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted fund £	Restricted funds £	Total funds £
INCOME AND ENDOWMENTS FROM			
Other trading activities	35,381	7,226	42,607
Investment income	993	8,449	9,442
Total	<u>36,374</u>	<u>15,675</u>	<u>52,049</u>
EXPENDITURE ON			
Charitable activities			
General activities	22,139	8,108	30,247
Net gains/(losses) on investments	(13,761)	-	(13,761)
NET INCOME	474	7,567	8,041
Transfers between funds	(13,390)	13,390	-
Net movement in funds	(12,916)	20,957	8,041
RECONCILIATION OF FUNDS			
Total funds brought forward	118,785	189,092	307,877
TOTAL FUNDS CARRIED FORWARD	<u>105,869</u>	<u>210,049</u>	<u>315,918</u>

Alvechurch Almshouse Charity

Notes to the Financial Statements - continued
for the Year Ended 31 December 2021

6. TANGIBLE FIXED ASSETS

	Freehold property £
COST	
At 1 January 2021 and 31 December 2021	60,080
DEPRECIATION	
At 1 January 2021	4,200
Charge for year	200
At 31 December 2021	4,400
NET BOOK VALUE	
At 31 December 2021	55,680
At 31 December 2020	55,880

Included in cost or valuation of land and buildings is freehold land of £20,000 (2020 - £20,000) which is not depreciated.

The title to the freehold land is vested in the Official Custodian for Charities and relates to an area of 1 acre, 2 rods and 5 perches. The housing property relates to 10 almshouse dwellings in Station Road, Alvechurch. The buildings and sundry contents owned by the Charity are valued for insurance purposes at £1,000,000.

7. FIXED ASSET INVESTMENTS

	Listed investments £
MARKET VALUE	
At 1 January 2021	235,012
Additions	6,896
Revaluations	24,323
At 31 December 2021	266,231
NET BOOK VALUE	
At 31 December 2021	266,231
At 31 December 2020	235,012

There were no investment assets outside the UK.

Cost or valuation at 31 December 2021 is represented by:

	Listed investments £
Valuation in 2020	(13,761)
Valuation in 2021	24,323
Cost	255,669
	266,231

Alvechurch Almshouse Charity

Notes to the Financial Statements - continued
for the Year Ended 31 December 2021

8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	31.12.21	31.12.20
	£	£
Prepayments	<u>1,002</u>	<u>1,664</u>
9. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	31.12.21	31.12.20
	£	£
Bank loans and overdrafts (see note 11)	543	-
Trade creditors	916	400
Accrued expenses	<u>1,104</u>	<u>2,965</u>
	<u>2,563</u>	<u>3,365</u>
10. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR	31.12.21	31.12.20
	£	£
Bank loans (see note 11)	<u>35,092</u>	<u>36,177</u>
11. LOANS		
An analysis of the maturity of loans is given below:		
	31.12.21	31.12.20
	£	£
Amounts falling due within one year on demand:		
Housing Association loan	<u>543</u>	<u>-</u>
Amounts falling between one and two years:		
Housing Association loan - 1-5 years	<u>2,172</u>	<u>-</u>
Amounts falling due in more than five years:		
Repayable by instalments:		
Housing Association loan over 5 years	32,920	36,177
12. SECURED DEBTS		
The following secured debts are included within creditors:		
	31.12.21	31.12.20
	£	£
Bank loans	<u>35,635</u>	<u>36,177</u>

The loan is secured by a first charge on certain freehold properties.

Alvechurch Almshouse Charity

**Notes to the Financial Statements - continued
for the Year Ended 31 December 2021**

13. MOVEMENT IN FUNDS

	At 1.1.21 £	Net movement in funds £	At 31.12.21 £
Unrestricted funds			
General fund	105,869	35,152	141,021
Restricted funds			
Extraordinary repair fund	150,168	6,896	157,064
Cyclical repairs and maintenance fund	57,622	3	57,625
Heating and lighting fund	2,259	(611)	1,648
	<u>210,049</u>	<u>6,288</u>	<u>216,337</u>
TOTAL FUNDS	<u><u>315,918</u></u>	<u><u>41,440</u></u>	<u><u>357,358</u></u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	36,752	(25,923)	24,323	35,152
Restricted funds				
Extraordinary repair fund	6,896	-	-	6,896
Cyclical repairs and maintenance fund	3	-	-	3
Heating and lighting fund	7,351	(7,962)	-	(611)
	<u>14,250</u>	<u>(7,962)</u>	<u>-</u>	<u>6,288</u>
TOTAL FUNDS	<u><u>51,002</u></u>	<u><u>(33,885)</u></u>	<u><u>24,323</u></u>	<u><u>41,440</u></u>

Comparatives for movement in funds

	At 1.1.20 £	Net movement in funds £	Transfers between funds £	At 31.12.20 £
Unrestricted funds				
General fund	118,785	474	(13,390)	105,869
Restricted funds				
Extraordinary repair fund	136,673	8,415	5,080	150,168
Cyclical repairs and maintenance fund	49,278	34	8,310	57,622
Heating and lighting fund	3,141	(882)	-	2,259
	<u>189,092</u>	<u>7,567</u>	<u>13,390</u>	<u>210,049</u>
TOTAL FUNDS	<u><u>307,877</u></u>	<u><u>8,041</u></u>	<u><u>-</u></u>	<u><u>315,918</u></u>

Alvechurch Almshouse Charity

Notes to the Financial Statements - continued
for the Year Ended 31 December 2021

13. MOVEMENT IN FUNDS - continued

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	36,374	(22,139)	(13,761)	474
Restricted funds				
Extraordinary repair fund	8,415	-	-	8,415
Cyclical repairs and maintenance fund	34	-	-	34
Heating and lighting fund	7,226	(8,108)	-	(882)
	<u>15,675</u>	<u>(8,108)</u>	<u>-</u>	<u>7,567</u>
TOTAL FUNDS	<u><u>52,049</u></u>	<u><u>(30,247)</u></u>	<u><u>(13,761)</u></u>	<u><u>8,041</u></u>

A current year 12 months and prior year 12 months combined position is as follows:

	At 1.1.20 £	Net movement in funds £	Transfers between funds £	At 31.12.21 £
Unrestricted funds				
General fund	118,785	35,626	(13,390)	141,021
Restricted funds				
Extraordinary repair fund	136,673	15,311	5,080	157,064
Cyclical repairs and maintenance fund	49,278	37	8,310	57,625
Heating and lighting fund	3,141	(1,493)	-	1,648
	<u>189,092</u>	<u>13,855</u>	<u>13,390</u>	<u>216,337</u>
TOTAL FUNDS	<u><u>307,877</u></u>	<u><u>49,481</u></u>	<u><u>-</u></u>	<u><u>357,358</u></u>

A current year 12 months and prior year 12 months combined net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General fund	73,126	(48,062)	10,562	35,626
Restricted funds				
Extraordinary repair fund	15,311	-	-	15,311
Cyclical repairs and maintenance fund	37	-	-	37
Heating and lighting fund	14,577	(16,070)	-	(1,493)
	<u>29,925</u>	<u>(16,070)</u>	<u>-</u>	<u>13,855</u>
TOTAL FUNDS	<u><u>103,051</u></u>	<u><u>(64,132)</u></u>	<u><u>10,562</u></u>	<u><u>49,481</u></u>

Alvechurch Almshouse Charity

Notes to the Financial Statements - continued
for the Year Ended 31 December 2021

14. RELATED PARTY DISCLOSURES

There were no related party transactions for the year ended 31 December 2021.

Alvechurch Almshouse Charity

Detailed Statement of Financial Activities
for the Year Ended 31 December 2021

	31.12.21 £	31.12.20 £
INCOME AND ENDOWMENTS		
Other trading activities		
Maintenance contributions	43,349	42,607
Investment income		
Other fixed asset invest - FII	7,647	9,151
Deposit account interest	6	88
Sundry income	-	203
	<hr/>	<hr/>
	7,653	9,442
Total incoming resources	<hr/> 51,002	<hr/> 52,049
EXPENDITURE		
Charitable activities		
Wages	2,400	2,000
Rates and water	2,275	2,325
Insurance	1,208	1,133
Light and heat	7,962	8,108
Administration fees	709	404
Alarm maintenance and internet	1,313	599
Subscriptions	242	208
Tenant welfare	-	100
Repairs to property	13,551	8,736
Bank loan interest	3,602	4,871
	<hr/>	<hr/>
	33,262	28,484
Support costs		
Management		
Freehold property	200	200
Governance costs		
Accountancy	400	400
Legal fees	23	1,163
	<hr/>	<hr/>
	423	1,563
Total resources expended	<hr/> 33,885	<hr/> 30,247
Net income	<hr/> 17,117	<hr/> 21,802

This page does not form part of the statutory financial statements

ALVECHURCH ALMSHOUSE CHARITY

England & Wales - Charity number 214948

Accounts

REPORT OF THE TRUSTEES

FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

FOR

ALVECHURCH ALMSHOUSE CHARITY

ALVECHURCH ALMSHOUSE CHARITY

CHARITY INFORMATION

FOR THE YEAR ENDED 31 DECEMBER 2020

Trustees: Mrs A Humphries (Chairperson) Mr J Curtis
Mr T Thurrell Mr M Worrall
Mrs H Burden (resigned November 2020) Mr D Thomas
Mrs L Lawson

Treasurer Ms C Dennehy

Registered Office: 20 Willowbrook Road
Alvechurch
Worcestershire
B48 7PZ

Registered number: 214948

Accountants: Fullard Duffill Limited
106 Birmingham Road
Bromsgrove
Worcestershire
B61 0DF

Bankers: Santander UK plc
Bridle Road
Bootle
Merseyside
L30 4GB

Clerk to the Trustees: Mrs S Moxon
20 Willowbrook Road
Alvechurch
Worcestershire
B48 7PZ

ALVECHURCH ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2020

The Trustees present their report with the financial statements of the Charity for the year ended 31 December 2020.

Principal activity

The principal activity of the Charity in the year was that of maintaining and servicing the almshouse properties on behalf of the residents.

Review of Business

The results for the year and the financial position of the Charity are as shown in the annexed financial statements. Funds are available to allow the Charity to continue in operation.

Events since the end of the year

Information relating to events since the end of the year is given in the notes to the financial statements.

Trustees

The Trustees during the year under review are as detailed on page 1. Appointment of Trustees is governed by a Charity Commission Scheme dated 18 September 1984. The Board of Trustees is authorised to appoint co-optative Trustees and arrange for nominations from the Parish Council for nominative Trustees. The Trustees delegate the day to day running of the Charity to the Hon. Treasurer and the Clerk to the Trustees. Major items are referred to the Trustees.

Review of the Charity

The Trustees consider that the performance of the Charity this year has been satisfactory and confirm that assets are available and adequate to fulfil the obligations of the Charity.

Retained funds

The policy of the Charity is to hold accumulated funds to provide capital for investment, which will in turn provide income to meet costs as they arise. The Charity tries to maintain a breakeven situation annually, as directed by the Charity Commission.

Risk Management

The Trustees examine the major risks that the Charity faces when preparing and updating the annual budgets. The Charity has developed systems to monitor and control these risks to mitigate any impact that they may have on the Charity's future.

Development, activities and achievements

The Trustees consider that the performance of the Charity has been satisfactory.

ALVECHURCH ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 DECEMBER 2020

(continued)

Constitution, objects and achievements

The Charity is constituted by Trust Deed and its objects are as above. In order to do this the Charity collects contributions from the residents as agreed by the Trustees to be reviewed annually. This was set at £70 per week for the year. The policy of the Charity remains to provide for all repairs and services to the almshouse at a fair and affordable fee. The Trustees delegate the day to day responsibility for the collection of contributions and payment of bills to the treasurer.

Statement of Trustees' responsibilities

Charity law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the surplus or deficit of the Charity for that period. In preparing those financial statements, the Trustees are required to:

- 1 select suitable accounting policies and apply them consistently
- 2 make judgements and estimates that are reasonable and prudent
- 3 prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Charity will continue in business.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity and to enable them to ensure that the financial statements comply with the Charities Act 2011. They are also responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Accountants

The accountants, Fullard Duffill Limited, will be proposed for re-appointment in accordance with the rules of the Charity.

On behalf of the board



Mrs A Humphries - Chairperson

Dated: 20 July 2021

**INDEPENDENT EXAMINERS' REPORT TO THE TRUSTEES OF
ALVECHURCH ALMSHOUSE CHARITY**

We report on the financial statements of the Charity for the year ended 31 December 2020 which are set out on pages 5 to 13.

Respective responsibilities of trustees and examiners

The Charity's Trustees are responsible for the preparation of the financial statements. The Charity's Trustees consider that an audit is not required this year under section 145 of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed.

It is our responsibility to:

examine the accounts under section 145 of the 2011 Act

to follow the procedures laid down in the General Directions given by the Charity Commissioner under section 145(5)(b) of the 2011 Act and

to state whether particular matters have come to our attention

Basis of independent examiners' report

Our examination was carried out in accordance with the General Directions given by the Charity Commissioner. An examination includes a review of the accounting records kept by the Charity and a comparison of the financial statements presented with those records. It also includes consideration of any unusual items or disclosures in the financial statements, and the seeking of 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 no opinion is given as to whether the financial statements present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent examiners' statement

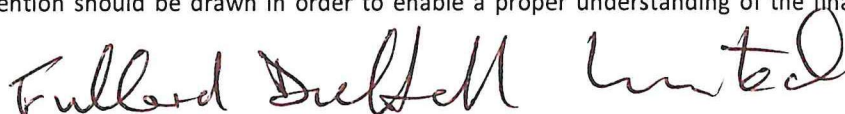
In connection with our examination, no matter has come to our attention:

which gives us reasonable cause to believe that, in any material respect, the requirements:

- (a) to keep accounting records in accordance with section 130 of the 2011 Act; and
- (b) to prepare financial statements which accord with the accounting records and to comply with the accounting requirements of the 2011 Act have not been met; or

to which, in our opinion, attention should be drawn in order to enable a proper understanding of the financial statements to be reached.

Fullard Duffill Limited
Chartered Accountants
Bromsgrove



20 July 2021

ALVECHURCH ALMSHOUSE CHARITY

**STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2020**

	Notes	Restricted Funds 2020	Unrestricted funds 2020	Total funds 2020	Total funds 2019
Incoming resources					
Contributions		7,226	35,381	42,607	41,364
Investment income	4	8,415	736	9,151	8,891
Interest receivable		34	54	88	145
Other income		-	203	203	-
Transfer from restricted funds		-	-	-	-
Transfer from unrestricted funds		13,390	-	13,390	12,920
Total incoming resources		<u>29,065</u>	<u>36,374</u>	<u>65,439</u>	<u>63,320</u>
Resources expended					
Water rates		-	2,325	2,325	2,138
Maintenance		-	8,736	8,736	13,069
Heat and light		8,108	-	8,108	7,603
Interest payable		-	4,871	4,871	4,931
Administration		-	6,207	6,207	6,739
Transfer to unrestricted funds		-	-	-	-
Transfer to restricted funds		-	13,390	13,390	12,920
Total resources expended		<u>8,108</u>	<u>35,529</u>	<u>43,637</u>	<u>47,400</u>
Net incoming/(outgoing) resources for the year	6	20,957	845	21,802	15,920
Other recognised gains and losses					
Net gains/(losses) on revaluation of investments	10	-	(13,761)	(13,761)	28,844
Net movement of funds for the year		<u>20,957</u>	<u>(12,916)</u>	<u>8,041</u>	<u>44,764</u>
Retained funds brought forward		189,092	118,785	307,877	263,113
Retained funds carried forward		<u>210,049</u>	<u>105,869</u>	<u>315,918</u>	<u>307,877</u>
		=====	=====	=====	=====

None of the Charity's activities were acquired or discontinued during the current or previous year.

ALVECHURCH ALMSHOUSE CHARITY

BALANCE SHEET AT 31 DECEMBER 2020

	Notes	£	2020 £	£	2019 £
Fixed assets					
Tangible assets	8		55,881		56,081
Current assets					
Debtors	9	1,664		1,370	
Investments	10	235,012		240,358	
Cash at bank and in hand		62,904		49,499	
			299,580		291,227
Creditors: Amounts falling due within one year	11	(3,366)		(2,777)	
Net current assets			296,214		288,450
Total assets less current liabilities			352,095		344,531
Creditors: Amounts falling due after one year	12	(36,177)		(36,654)	
Net assets			315,918		307,877
			=====		=====
Funds					
Extraordinary repair fund	13		150,168		136,673
Heating and lighting fund	14		2,259		3,141
Cyclical repairs and maintenance fund	15		57,622		49,278
Retained funds	16		105,869		118,785
			315,918		307,877
			=====		=====

On behalf of the board:

Mrs A Humphries - Trustee

A. E. Humphries

Mr T Thurrell – Trustee

T Thurrell

ALVECHURCH ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

1. Accounting policies

Basis of preparing financial statements

The financial statements have been prepared in accordance with the Charities (Accounts and Reports) Regulations 2008 and the Statement of Recommended Practice "Accounting and Reporting by Charities" published in March 2005 ("SORP"), and with applicable accounting standards. These financial statements are prepared under the historical cost convention as adjusted by the revaluation of investments.

Financial Reporting Standard Number 1

Exemption has been taken from preparing a cash flow statement on the grounds that the Charity qualifies as a small charity.

Turnover

All incoming resources are included in the SOFA where the Charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Tangible fixed assets

Depreciation is provided at the following rates in order to write off each asset over its estimated useful life:

Freehold property - straight line over 200 years

Housing Association Grant

The Housing Association Grant (HAG) is paid by the Housing Association to reduce the cost of development and is therefore shown as a deduction from the cost of housing properties in the balance sheet. HAG is repayable under certain circumstances, primarily following the sale of a property, but will normally be restricted to the net proceeds of the sale.

Investments and investment income

Investments are included at closing market value at the balance sheet date. Net gains/(losses) on investments are the aggregate of realised and unrealised amounts and are stated in the Statement of Financial Activities.

Cyclical repairs and maintenance

The Charity has established a regular programme of cyclical repairs and maintenance. Costs are charged to the income and expenditure account in the year in which they are incurred.

Extraordinary repairs

Costs of extraordinary repairs are charged to the income and expenditure account in the year in which they are incurred.

ALVECHURCH ALMSHOUSE CHARITY

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

1. Accounting policies (continued)

Cyclical repairs and maintenance fund

This reserve represents amounts set aside for cyclical maintenance to meet costs in excess of budgeted expenditure for the year.

Extraordinary repairs fund

This reserve represents amounts set aside to carry out major repairs on housing properties.

2. Turnover

During the year the Charity received all rents due

3. Staff costs

	2020	2019
	£	£
Wages and salaries	2,000	1,750
	=====	=====
The average number of employees during the year was as follows:		
Clerk to the Trustees	1	1
Treasurer	1	1

4. Income from investments

	2020	2019
	£	£
Income from designated charity funds	9,151	8,891
	=====	=====

5. Interest payable

	2020	2019
	£	£
Housing Association loan interest	4,871	4,931
	=====	=====

ALVECHURCH ALMSHOUSE CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020**

6. Net incoming/(outgoing) resources for the year

Net incoming resources for the year is stated after charging:

	2020	2019
	£	£
Depreciation	200	200
Accountants	400	400
	=====	=====

7. Taxation

The Charity is exempt from taxation.

8. Tangible fixed assets

	Freehold Property £
Cost	
At 1 January 2020	175,326
Housing Association Grant	(115,245)

Net cost at 31 December 2020	60,081
	=====
Depreciation	
At 1 January 2020	4,000
Charge for the year	200

At 31 December 2020	4,200
	=====
Net book value	
At 31 December 2020	55,881
	=====
At 31 December 2019	56,081
	=====

ALVECHURCH ALMSHOUSE CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020**

Included in freehold property is freehold land valued at £20,000 which is not depreciated. The title to the freehold land is vested in the Official Custodian for Charities and relates to an area of 1 acre, 2 rods and 5 perches. The housing property relates to 10 almshouse dwellings in Station Road, Alvechurch. The buildings and sundry contents owned by the Charity are valued for insurance purposes at £1,000,000.

9. Debtors

	2020	2019
	£	£
Prepayments	1,664	1,370
	=====	=====

10. Investments

	2020	2019
	£	£
Unlisted investments at market value	235,012	240,358
	=====	=====
Valuation at 1 January 2020	240,358	203,345
Reinvested dividends	8,415	8,169
	-----	-----
Net surplus/(deficit) on revaluation	(13,761)	28,844
Disposals	-	-
	-----	-----
Valuation at 31 December 2020	235,012	240,358
	=====	=====
M & G Charity Multi Asset	209,436	216,320
COIF charity fund	25,576	24,038
	-----	-----
	235,012	240,358
	=====	=====

ALVECHURCH ALMSHOUSE CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020**

11. Creditors: Amounts falling due with one year	2020	2019
	£	£
Trade creditors	400	400
Accruals	2,966	2,377
	<u>3,366</u>	<u>2,777</u>
	=====	=====
 12. Creditors: Amounts falling due after one year	 2020	 2019
	£	£
Housing Association loan (secured) – maturing after more than 5 years	36,177	36,654
	=====	=====
The loan is secured by a first charge on certain freehold properties.		
 13. Extraordinary repair fund	 2020	 2019
	£	£
At 1 January 2020	136,673	123,604
Dividends reinvested	8,415	8,169
Expenditure in the year	-	-
Transfer from retained funds	5,080	4,900
	<u>150,168</u>	<u>136,673</u>
At 31 December 2020	=====	=====
 14. Heat and light fund	 2020	 2019
	£	£
At 1 January 2020	3,141	3,518
Contributions received	7,226	7,226
Payments made in the year	(8,108)	(7,603)
	<u>2,259</u>	<u>3,141</u>
At 31 December 2020	=====	=====

ALVECHURCH ALMSHOUSE CHARITY

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020**

15. Cyclical repairs and maintenance fund

	2020	2019
	£	£
At 1 January 2020	49,278	41,185
Interest received in the year	34	73
Transfer from retained funds	8,310	8,020
	<u>57,622</u>	<u>49,278</u>
	=====	=====

16. Retained funds

	2020	2019
	£	£
At 31 January 2020	118,785	94,806
Surplus/(deficit) for the year	(12,916)	23,979
	<u>105,869</u>	<u>118,785</u>
	=====	=====

17. Contingent liabilities

There were no material contingent liabilities at the year end.

18. Post balance sheet events

There were no material post balance sheet events.

ALVECHURCH ALMSHOUSE CHARITY

**DETAILED INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2020**

		2020		2019
	£	£	£	£
Income				
Maintenance contributions		42,607		41,364
Cost of sales				
Water rates		(2,325)		(2,138)
Gross profit		<u>40,282</u>		<u>39,226</u>
Other income				
Sundry income	203		-	
Income from designated charity funds	9,151		8,891	
Deposit account interest	88		145	
		<u>9,442</u>		<u>9,036</u>
		<u>49,724</u>		<u>48,262</u>
Expenditure				
Heat and light	8,108		7,603	
Wages	2,000		1,750	
Administration fees	404		589	
Alarm system maintenance and internet	599		821	
Subscriptions	208		227	
Accountants	400		400	
Legal fees	1,163		1,591	
Insurance	1,133		1,061	
Repairs to property	8,736		13,069	
Tenant welfare	100		100	
Loan interest	4,871		4,931	
Depreciation	200		200	
		<u>27,922</u>		<u>32,342</u>
Surplus on ordinary activities		<u>21,802</u>		<u>15,920</u>
		=====		=====