

**Report of the Trustees and**  
**Unaudited Financial Statements**  
**for the Year Ended 31 December 2023**  
**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 2023**

	<b>Page</b>
<b>Reference and Administrative Details</b>	<b>1</b>
<b>Report of the Trustees</b>	<b>2</b>
<b>Independent Examiner's Report</b>	<b>3</b>
<b>Statement of Financial Activities</b>	<b>4</b>
<b>Balance Sheet</b>	<b>5</b>
<b>Notes to the Financial Statements</b>	<b>6 to 12</b>
<b>Detailed Statement of Financial Activities</b>	<b>13</b>

**Alvechurch Almshouse Charity**

**Reference and Administrative Details**  
**for the Year Ended 31 December 2023**

<b>TRUSTEES</b>	Mrs A Humphries Chair Mr T Thurrell 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
<b>PRINCIPAL ADDRESS</b>	20 Willowbrook Road Alvechurch Worcestershire B48 7PZ
<b>REGISTERED CHARITY NUMBER</b>	214948
<b>INDEPENDENT EXAMINER</b>	Attwoods Chartered Certified Accountants 182 Worcester Road Bromsgrove Worcestershire B61 7AZ
<b>BANKERS</b>	Santander UK Plc Bridle Road Bootle Merseyside L30 4GB
<b>CLERK TO THE TRUSTEES</b>	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 £
<b>INCOME AND ENDOWMENTS FROM</b>					
Other trading activities	2	41,279	17,244	58,523	50,726
Investment income	3	1,797	11,635	13,432	10,125
<b>Total</b>		<b>43,076</b>	<b>28,879</b>	<b>71,955</b>	<b>60,851</b>
<b>EXPENDITURE ON</b>					
<b>Charitable activities</b>					
General activities		20,117	19,496	39,613	45,701
Net gains/(losses) on investments		7,519	-	7,519	(10,336)
<b>NET INCOME</b>		<b>30,478</b>	<b>9,383</b>	<b>39,861</b>	<b>4,814</b>
Transfers between funds	13	(16,180)	16,180	-	-
<b>Net movement in funds</b>		<b>14,298</b>	<b>25,563</b>	<b>39,861</b>	<b>4,814</b>
<b>RECONCILIATION OF FUNDS</b>					
Total funds brought forward		132,422	229,750	362,172	357,358
<b>TOTAL FUNDS CARRIED FORWARD</b>		<b>146,720</b>	<b>255,313</b>	<b>402,033</b>	<b>362,172</b>

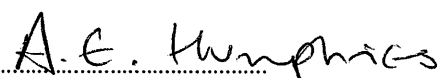
The notes form part of these financial statements

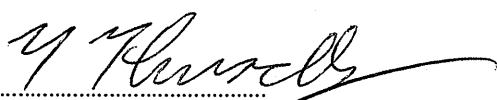
**Alvechurch Almshouse Charity**

**Balance Sheet**  
**31 December 2023**

	Notes	Unrestricted fund £	Restricted funds £	31.12.23 Total funds £	31.12.22 Total funds £
<b>FIXED ASSETS</b>					
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>
<b>CURRENT ASSETS</b>					
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>
<b>CREDITORS</b>					
Amounts falling due within one year	9	(4,608)	(182)	(4,790)	(2,361)
<b>NET CURRENT ASSETS</b>		<u>18,646</u>	<u>79,550</u>	<u>98,196</u>	<u>76,146</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>		<u>180,074</u>	<u>255,313</u>	<u>435,387</u>	<u>396,334</u>
<b>CREDITORS</b>					
Amounts falling due after more than one year	10	(33,354)	-	(33,354)	(34,162)
<b>NET ASSETS</b>		<u>146,720</u>	<u>255,313</u>	<u>402,033</u>	<u>362,172</u>
<b>FUNDS</b>	13				
Unrestricted funds				146,720	132,422
Restricted funds				255,313	229,750
<b>TOTAL FUNDS</b>				<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:

  
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 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**

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

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

**3. INVESTMENT INCOME**

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

**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**

	<b>Unrestricted fund £</b>	<b>Restricted funds £</b>	<b>Total funds £</b>
<b>INCOME AND ENDOWMENTS FROM</b>			
Other trading activities	38,767	11,959	50,726
Investment income	771	9,354	10,125
	<hr/>	<hr/>	<hr/>
<b>Total</b>	<b>39,538</b>	<b>21,313</b>	<b>60,851</b>
	<hr/>	<hr/>	<hr/>
<b>EXPENDITURE ON</b>			
<b>Charitable activities</b>			
General activities	23,331	22,370	45,701
	<hr/>	<hr/>	<hr/>
Net gains/(losses) on investments	(10,336)	-	(10,336)
	<hr/>	<hr/>	<hr/>
<b>NET INCOME/(EXPENDITURE)</b>	<b>5,871</b>	<b>(1,057)</b>	<b>4,814</b>
<b>Transfers between funds</b>	<b>(14,470)</b>	<b>14,470</b>	<b>-</b>
	<hr/>	<hr/>	<hr/>
<b>Net movement in funds</b>	<b>(8,599)</b>	<b>13,413</b>	<b>4,814</b>
	<hr/>	<hr/>	<hr/>
<b>RECONCILIATION OF FUNDS</b>			
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 £
<b>TOTAL FUNDS CARRIED FORWARD</b>	<u>132,422</u>	<u>229,750</u>	<u>362,172</u>

6. **TANGIBLE FIXED ASSETS**

	Freehold property £
<b>COST</b>	
At 1 January 2023 and 31 December 2023	<u>60,080</u>
<b>DEPRECIATION</b>	
At 1 January 2023	4,600
Charge for year	<u>200</u>
At 31 December 2023	<u>4,800</u>
<b>NET BOOK VALUE</b>	
At 31 December 2023	<u>55,280</u>
At 31 December 2022	<u>55,480</u>

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 £
<b>MARKET VALUE</b>	
At 1 January 2023	264,708
Additions	9,684
Revaluations	<u>7,519</u>
At 31 December 2023	<u>281,911</u>
<b>NET BOOK VALUE</b>	
At 31 December 2023	<u>281,911</u>
At 31 December 2022	<u>264,708</u>

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	274,167
	<u>281,911</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:

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

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

**13. MOVEMENT IN FUNDS**

	At 1.1.23	Net movement in funds	Transfers between funds	At 31.12.23
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Unrestricted funds</b>				
General fund	132,422	30,478	(16,180)	146,720
<b>Restricted funds</b>				
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>
<b>TOTAL FUNDS</b>	<b><u>362,172</u></b>	<b><u>39,861</u></b>	<b><u>-</u></b>	<b><u>402,033</u></b>

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

	Incoming resources	Resources expended	Gains and losses	Movement in funds
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Unrestricted funds</b>				
General fund	43,076	(20,117)	7,519	30,478
<b>Restricted funds</b>				
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>
<b>TOTAL FUNDS</b>	<b><u>71,955</u></b>	<b><u>(39,613)</u></b>	<b><u>7,519</u></b>	<b><u>39,861</u></b>

**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 £
<b>Unrestricted funds</b>				
General fund	141,021	5,871	(14,470)	132,422
<b>Restricted funds</b>				
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>
<b>TOTAL FUNDS</b>	<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 £
<b>Unrestricted funds</b>				
General fund	39,538	(23,331)	(10,336)	5,871
<b>Restricted funds</b>				
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>
<b>TOTAL FUNDS</b>	<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 £
<b>Unrestricted funds</b>				
General fund	141,021	36,349	(30,650)	146,720
<b>Restricted funds</b>				
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>
<b>TOTAL FUNDS</b>	<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 £
<b>Unrestricted funds</b>				
General fund	82,614	(43,448)	(2,817)	36,349
<b>Restricted funds</b>				
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>
<b>TOTAL FUNDS</b>	<u>132,806</u>	<u>(85,314)</u>	<u>(2,817)</u>	<u>44,675</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 £
<b>INCOME AND ENDOWMENTS</b>		
<b>Other trading activities</b>		
Maintenance contributions	58,523	50,726
<b>Investment income</b>		
Rents received	500	-
Other fixed asset invest - FII	10,459	9,584
Deposit account interest	2,473	541
	<hr/> 13,432	<hr/> 10,125
<b>Total incoming resources</b>	71,955	60,851
<b>EXPENDITURE</b>		
<b>Charitable activities</b>		
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
	<hr/> 37,999	<hr/> 45,651
<b>Support costs</b>		
<b>Management</b>		
Freehold property	200	200
<b>Governance costs</b>		
Accountancy	414	420
Legal fees	1,000	(570)
	<hr/> 1,414	<hr/> (150)
<b>Total resources expended</b>	39,613	45,701
<b>Net income</b>	<hr/> <hr/> 32,342	<hr/> <hr/> 15,150

This page does not form part of the statutory financial statements