

ROSS CHARITY TRUSTEES  
ALMSHOUSE BRANCH  
CHARITY REGISTRATION NUMBER: 216162

REPORT AND FINANCIAL STATEMENTS  
FOR  
THE YEAR ENDED  
31<sup>ST</sup> DECEMBER 2025

KNIGHT BENNETT & CO  
CHARTERED ACCOUNTANTS

ROSS CHARITY TRUSTEES  
ALMSHOUSE BRANCH

REPORT AND FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31<sup>ST</sup> DECEMBER 2025

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ROSS CHARITY TRUSTEES  
ALMSHOUSE BRANCH

REPORT OF THE TRUSTEES  
FOR THE YEAR ENDED 31<sup>ST</sup> DECEMBER 2025

The Trustees present their report and financial statements for the year ended 31<sup>st</sup> December 2025

**Legal status**

The Almshouse Branch is a charity, registration number 216162.

**Charity Scheme**

The present Scheme was drawn up by the Charity Commission and sealed on 25th November 1982 following on from Schemes dates 6th September 1957 and 4th March 1958. The Cawdor Gardens Trust, Charity Registration No. 216163 was dissolved on 1<sup>st</sup> January 2007 and amalgamated with the Almshouse Branch.

**Charitable objects**

The charitable object is the provision of accommodation to the needy via almshouses.

**Organisation and Management**

**Trustees**

The Rector of Ross is traditionally an Ex-officio Trustee and Chairman of the Trustees but the present incumbent has yet to take over the Chair. Mr. Bryan Jones has been appointed Chairman. At 31<sup>st</sup> December 2025 there were two Nominative Trustees in post and five Co-optative Trustees. It is hoped to fill the vacancies during the coming year.

The following Trustees served during the year:

Mr Bryan Jones  
Co-optative  
21 Merrivale Lane  
Ross-on-Wye  
HR9 5JL

Ms Valerie Coker  
Nominative  
2 St Mary's Street  
Ross-on-Wye  
HR9 5HT

Mrs Anne Gray  
Co-optative  
54 Purlands  
Ross-on-Wye  
HR9 5QA

Mr N. Gibbs  
Co-optative  
83 Duxmere Drive  
Ross-on-Wye  
HR9 5UP

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REPORT OF THE TRUSTEES (CONTINUED)  
FOR THE YEAR ENDED 31<sup>ST</sup> DECEMBER 2025

**Trustees**

Mr Neil Barrington Pascoe  
Co-optative  
17 Parsons Croft  
Hildersley  
Ross-on-Wye  
HR9 5BN

Canon Freda Davies  
Ex-Officio  
6 Woodmeadow Road  
Ross-on-Wye  
HR9 5QG

Mr Dennis Moore  
Co-optative  
29 Park Walk  
Ross-on-Wye  
HR9 5LW

**Correspondence**

The contact address for the Trustees is c/o Mrs B Hiram, Clerk, Netherton House, Netherton, Ross-on-Wye, Herefordshire, HR9 7HZ, telephone no. 01989 562060.

**Policies adopted by the Trustees**

In line with the policies adopted by the Trustees of the Almshouse branch of the above scheme, the town's almshouses have continued to be well maintained. It is hoped to carry out refurbishment of further Almshouses as they become vacant. Residents to vacant Almshouses are appointed according to the greatest need and it is interesting to note that in recent years these have been people of a much younger age than previously. The allotments and field for grazing are at present vacant and will eventually be sold.

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REPORT OF THE TRUSTEES (CONTINUED)  
FOR THE YEAR ENDED 31<sup>ST</sup> DECEMBER 2025

**Future policy**

The Trustees will maintain units of accommodation in good repair from year to year. As each unit becomes vacant, a site meeting will be held by the Trustees to determine the upgrade required which can be accorded by the current means available, the main income of the charity being derived from weekly maintenance charge payments. In 2004 the Trustees pursued the possibility of developing a small plot of land adjacent to Webbes Almshouses in Copse Cross Street with a view to providing a further two properties to let at low rentals to needy people. However, this planning application has had to be withdrawn because Welsh Water had placed an embargo on any development in Ross-on-Wye for the time being because of the need for major work on alleviating the flood position in parts of the town.

The Trustees have identified that one of the greatest needs in the town is for housing for couples and young families to be let at reasonable rents. As a result, they have purchased a 3 bedroom house in the town and are endeavouring to sell the land at Cawdor in order to release the necessary capital to enable them to purchase further suitable properties in the town to let to needy people. The land in question has now been included in the proposed Unitary Development Plan for Ross-on-Wye. The railway bridge over the roadway leading to the land was purchased by the Trustees in 2003 for removal and this will give better access and thus facilitate planning permission for development of the land prior to the sale. Part of the old railway embankment was also purchased in 2007.

**Review of the year**

The results for the year set out on page 7 show an excess of income over expenditure of £94,571 (2024 £83,281).

**Investments**

The Charity has investments under the COIF scheme and the National Association of Almshouses Common Investment Fund. Other monies are held in local bank and building society accounts.

**List of property and land**

There are twenty one almshouse dwellings in the town of Ross-on-Wye comprising:

Webbes Almshouses, 1-5 Copse Cross Street  
Rudhalls Almshouses, 6-8 Church Street  
Pyes & Roberts Almshouses, 36-38 Edde Cross Street  
Perrocks Almshouses, top and bottom flats, 2 Old Gloucester Road  
Berryfield Villas, 1 and 2 Brookfield Road  
Cawdor Gardens, 1-5 Cawdor Gardens  
31 Tudor Rise, Tudorville  
Field for grazing – to be sold for development



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REPORT OF THE TRUSTEES (CONTINUED)  
FOR THE YEAR ENDED 31<sup>ST</sup> DECEMBER 2025

**Risk Policy**

The Trustees have reviewed the major risks, both financial and operational, which the charity faces and confirm they have established plans and systems to mitigate those risks.

**Reserve Policy**

The Trustees regularly monitor the charity's reserves to ensure that an adequate level is maintained to meet the stated objectives of the Almshouses.

To this end, the Trustees intend to maximize resources available to the charity by continuing with its policy of prudent resource management.

**Trustee's Responsibilities**

Trustees 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 its financial position at the end of the year. In preparing those financial statements, the Trustees are required to:-

- select suitable accounting policies and then apply them consistently
- make judgments and estimates that are reasonable and prudent
- prepare the financial statements on a going concern basis unless it is inappropriate to presume that the charity will continue in operation.

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.

Approved on behalf of the Trustees on 4<sup>th</sup> June 2026

B.S. Jones B.E.M.

B. S. Jones  
Chairman

ROSS CHARITY TRUSTEES  
ALMSHOUSE BRANCH

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES

This report on the financial statements of the charity for the year ended 31<sup>st</sup> December 2025, which are set out on pages 7 to 12 is in respect of an examination carried out in accordance with s.154 of the Charities Act 2011 ("the Act").

**Respective responsibilities of the Trustees and Examiner**

As Trustees you are responsible for the preparation of the financial statements; you consider that the audit requirement of section 144 of the Act does not apply. It is my responsibility to issue this report on those financial statements in accordance with the terms of the Act.

**Basis of this report**

My examination was carried out in accordance with the General Directions given by the Charity Commission under section 154(7)(b) of the Act. That examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes considering any unusual items or disclosures in the financial statements and seeking explanations from you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

**Independent Examiner's Statement**

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

- 1) which gives me reasonable cause to believe that in any material respect the requirements
  - To keep accounting records in accordance with the Act; and
  - To prepare financial statements in accordance with the accounting records and comply with the accounting requirements of the Act have not been met; or
- 2) to which, in my opinion, the attention should be drawn to enable a proper understanding of the accounts to be reached.

David J. Bennett B.A. A.C.A.  
Chartered Accountant,  
Messrs. Knight Bennett & Co.,  
1 Parsons Croft,  
Hildersley,  
Ross-on-Wye,  
Herefordshire. HR9 5BN.

ROSS CHARITY TRUSTEES  
ALMSHOUSE BRANCH

STATEMENT OF FINANCIAL ACTIVITIES  
(INCLUDING INCOME AND EXPENDITURE ACCOUNT)  
FOR THE YEAR ENDED 31<sup>ST</sup> DECEMBER 2025

	Note	Unrestricted Funds	Restricted Funds	TOTAL 2025	TOTAL 2024
		£	£	£	£
<b>INCOME RESOURCES</b>					
Incoming resources from generated funds:					
Voluntary income:					
- Donations	2	1,014	-	1,014	3,000
Activities for generating funds	3	-	-	-	-
Investment income	4	2,360	53,944	56,304	26,296
Incoming resources from charitable activities					
	5	<u>102,885</u>	<u>-</u>	<u>102,885</u>	<u>98,108</u>
<b>Total incoming resources</b>		<u>106,259</u>	<u>53,944</u>	<u>160,203</u>	<u>127,404</u>
<b>RESOURCES EXPENDED</b>					
Costs of generating funds:					
Fundraising costs of donations					
		-	-	-	-
Charitable activities:					
Direct costs	6	64,592	-	64,592	43,133
Governance costs	6	<u>1,040</u>	<u>-</u>	<u>1,040</u>	<u>990</u>
<b>Total resources expended</b>		<u>65,632</u>	<u>-</u>	<u>65,632</u>	<u>44,123</u>
<b>Net incoming/(outgoing) resources for the year</b>		40,627	53,944	94,571	83,281
Reconciliation of funds:					
Reserves as at 1 <sup>st</sup> January 2025		<u>679,209</u>	<u>289,564</u>	<u>968,773</u>	<u>885,492</u>
Reserves as at 31 <sup>st</sup> December 2025		<u>719,836</u>	<u>343,508</u>	<u>1,063,344</u>	<u>968,773</u>

The notes on pages 9 to 12 form part of these financial statements.





ROSS CHARITY TRUSTEES  
ALMSHOUSE BRANCH

BALANCE SHEET  
31<sup>ST</sup> DECEMBER 2025

	<u>Notes</u>	<u>2025</u> £	<u>2024</u> £
<b>FIXED ASSETS</b>			
Tangible fixed assets	7	120,899	120,899
Investment fund	8	<u>386,910</u>	<u>332,486</u>
		507,809	428,808
<b>CURRENT ASSETS</b>			
Bank current account		395,046	356,409
Bank deposit account		40,630	40,310
NSB deposit account		<u>119,859</u>	<u>118,669</u>
		<u>555,535</u>	<u>515,388</u>
		<u>1,063,344</u>	<u>968,773</u>
<b>RESERVES</b>			
Unrestricted reserves	9	719,836	679,209
Restricted reserves	10	<u>343,508</u>	<u>289,564</u>
		<u>1,063,344</u>	<u>968,773</u>

The accounts on pages 7 to 12 were approved by the Trustees on 4/6/26 and signed on their behalf by:-

 B.S. Jones B.E.M.  
 B. S. Jones )  
 N. Pascoe ) TRUSTEES  
 D. Moore ) 

ROSS CHARITY TRUSTEES  
ALMSHOUSE BRANCH

NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED 31<sup>ST</sup> DECEMBER 2025

1. ACCOUNTING POLICIES

The principal accounting policies adopted in the preparation of these financial statements were as follows:-

**(a) Basis of accounting**

The financial statements have been prepared under the historical cost convention, accounting standards and the Statement of Recommended Practice, Accounting and Reporting by Charities (SORP) revised in June 2008.

**(b) Incoming resources**

All incoming resources are reported before expenses. Incoming resources represent income generated from the charity's ordinary activities which were continued throughout the year.

**(c) Resources expended**

Resources expended are included in the Statement of Financial Activities and are accounted for on an accruals basis. Certain expenditure is directly attributable to a specific activity and has been included in those cost categories. Certain other costs, which are attributable to more than one activity, are apportioned across cost categories on the basis of estimated usage.

Direct charitable expenditure comprises of all associated direct costs in pursuance of the charity's objects.

Support costs relate to costs incurred in support of the charity's objects. They include a proportion of attributed overheads.

Management and administration costs include those expenses incurred in connection with the administration of the charity, including compliance with constitutional and statutory requirements.

**(d) Tangible fixed assets**

The property has been included in the accounts at the historical cost value

**(e) Fixed asset investments**

Investments are shown at market value.

**(f) Fund accounting**

General funds are those funds which can be used in accordance with the charity's objects at the discretion of the trustees.

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

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)  
FOR THE YEAR ENDED 31<sup>ST</sup> DECEMBER 2025

2. VOLUNTARY INCOME

	<u>2025</u>	<u>2024</u>
	<u>£</u>	<u>£</u>
Donations – Bequest	1,014	3,000
	=====	=====

3. ACTIVITIES FOR GENERATING FUNDS

Miscellaneous income	-	-
	==	==

4. INVESTMENT INCOME

General:		
UK bank deposit interest	1,512	1,386
Dividends	848	813
	2,360	2,199
Restricted:		
Movement in Charity Investment Fund	53,944	24,097
	56,304	26,296
	=====	=====

5. INCOME FROM CHARITABLE ACTIVITIES

Maintenance charges	102,885	98,108
	=====	=====

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)  
FOR THE YEAR ENDED 31<sup>ST</sup> DECEMBER 2025

6. ANALYSIS OF CHARITABLE EXPENDITURE

	<u>2025</u>	<u>2024</u>
	<u>£</u>	<u>£</u>
Clerk's commission	15,755	14,856
Rates	(11)	499
Insurance	3,348	3,247
Subscriptions	620	599
Maintenance, repairs, renewals and refurbishment	25,098	23,444
Legal and professional fees	18,500	196
Miscellaneous	<u>1,282</u>	<u>292</u>
	<u>64,592</u>	<u>43,133</u>
	=====	=====
GOVERNANCE COSTS		
Accountancy	<u>1,040</u>	<u>990</u>
	=====	=====

7. TANGIBLE FIXED ASSETS

Freehold Property

COST

At 1 <sup>st</sup> January 2025	120,899	120,899
Addition	<u>-</u>	<u>-</u>
At 31 <sup>st</sup> December 2025	<u>120,899</u>	<u>120,899</u>
	=====	=====

8. FIXED ASSET INVESTMENTS

M. & G. Almshouse Common Investment Fund	371,585	318,730
Charity Income Fund	<u>15,325</u>	<u>13,756</u>
	<u>386,910</u>	<u>332,486</u>
	=====	=====

The Trust holds 2,636 shares in the Almshouse Common Investment Fund which is shown at the value provided by M & G on 31<sup>st</sup> December 2025 of 14,092 pence per share. £480 was invested into the scheme this year.

The Trust holds 14,819 shares in the M & G NAA Common Investment Fund which is shown at the value provided on 31<sup>st</sup> December 2025 of 103.42 pence per share.



ROSS CHARITY TRUSTEES  
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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)  
FOR THE YEAR ENDED 31<sup>ST</sup> DECEMBER 2025

9. UNRESTRICTED FUNDS

	<u>2025</u>	<u>2024</u>
	<u>£</u>	<u>£</u>
Brought forward	679,209	620,025
Excess of income over expenditure	40,627	59,184
	<u>719,836</u>	<u>679,209</u>

10 RESTRICTED FUNDS

Balance brought forward	289,564	265,467
Increase in accumulated fund	<u>53,944</u>	<u>24,097</u>
Balance carried forward	<u>343,508</u>	<u>289,564</u>