

CHARITY OF FRANCES WILSON

England & Wales · Charity number 216232

Details

Status Registered

Legal form Other

Registered 1963-05-17

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

Contact

Address 43 Beresford Road
St. Albans
AL1 5NW

Phone 01727836369

Email charityoffranceswilson@btinternet.com

Activities

Objects: ALMSHOUSES FOR FOUR POOR WOMEN RESIDENT OR FORMERLY RESIDENT IN STANMORE (PREFERENCE TO BE GIVEN TO WIDOWS).

Activities: Provision of almshouses for the poor women of Stanmore

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Other Defined Groups

Geography

- **Area of benefit:** THE FORMER PARISH OF GREAT STANMORE
- Harrow

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£32,410	£15,682	-	-
2023-12-31	£28,721	£14,941	-	-
2022-12-31	£28,383	£7,908	-	-
2021-12-31	£19,435	£50,061	-	-
2020-12-31	£21,363	£6,092	-	-

Trustees

Name	Role	Appointed
Graham Ronald Denman		2021-04-23
IAN JEFFREY WALKER		
SYLVIA DANIELS		

CHARITY OF FRANCES WILSON

England & Wales - Charity number 216232

Accounts



Trustees' Annual Report

for the period

From (start date) 0 1 0 1 2 4 to (end date) 3 1 1 2 2 4

Section A Reference and administration details

Charity name CHARITY OF FRANCES WILSON

Other names the charity is known by N/A

Registered charity number (if any) 2 1 6 2 3 2

Charity's principal address
 43 BERESFORD ROAD
 ST ALBANS
 HERTFORDSHIRE
 Postcode AL1 5NW

Names of the charity trustees who manage the charity

	Trustee Name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	SYLVIA DANIELS			
2	GRAHAM DENMAN			
3	IAN WALKER	TREASURER		
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Names of the trustees for the charity, if any (for example, any custodian trustees)

Name	Dates acted if not for whole year

Section A**Reference and administration details (continued)**

Names and addresses of advisers (optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (optional information)

Section B**Structure, governance and management**

Description of the charity's trusts

Type of governing document
(eg trust deed, constitution)

WILL OF FRANCES WILSON

How the charity is constituted
(eg trust, association, company)

BY THE WILL AND CODICILS OF FRANCES WILSON

Trustee selection methods
(eg appointed by, elected by)

APPOINTED BY EXISTING TRUSTEES FOR INDEFINITE TERM

Additional governance issues (optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
 - relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

Section C

Objectives and activities

Summary of the objects of the charity set out in its governing document

TO PROVIDE SUBSIDIZED HOUSING FOR POOR WOMEN RESIDENTS OR FORMER RESIDENTS OF STANMORE (PREFERENCE TO BE GIVEN TO WIDOWS)

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

IN PLANNING OUR ACTIVITIES WE HAVE CONSIDERED THE GUIDANCE ON PUBLIC BENEFIT AS ISSUED BY THE CHARITY COMMISSION. WE HAVE CONTINUED OUR PROGRAM OF MAINTENANCE AND UPGRADE TO OUR PROPERTIES TO PROVIDE BETTER HOUSING FOR OUR BENEFICIARIES.

Additional details of objectives and activities (optional information)

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

Section D

Achievements and performance

Summary of the main achievements of the charity during the year

WE HAVE CONTINUED TO PROVIDE GOOD SUBSIDIZED ACCOMMODATION FOR OUR DESERVING TENANTS. WE ARE FULLY OCCUPIED AND HAVE BEEN ALL YEAR. FINANCIAL RESERVES ARE IN PLACE FOR TWO MAJOR REFURBISHMENTS. EXTERNAL PAINTING WORKS WERE CARRIED OUT THIS YEAR. FRONT AND BACK GARDEN AREAS WERE CLEARED, FENCING REPLACED WHERE NEEDED. A FAILED DRAIN WAS DUG OUT AND RE-LAID. A FEASIBILITY STUDY WAS CARRIED OUT ON THE INSTALLATION OF SOLAR PANELS, UNFORTUNATELY EXISTING ROOF TIMBERS ARE NOT STRONG ENOUGH.

Section E**Financial review**

Brief statement of the charity's policy on reserves

WE AIM TO HAVE ENOUGH IN RESERVE TO COVER ANY MAJOR REPAIRS NEEDED TO OUR PROPERTIES.

Details of any funds materially in deficit

N/A

Further financial review details (optional information)

You **may choose** to include additional information, where relevant, about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

Section F**Other optional information****Section G****Declaration**

The trustees declare that they have approved the trustees' report above

Signed on behalf of the charity's trustees

Signature(s)

Ian Walker

Full name(s)

IAN WALKER

Position (eg Secretary, Chair, etc)

TREASURER

Date

2 7 0 8 2 5

CHARITY OF FRANCES WILSON

Charity number 216232

Financial Statement for the year ended 31st December 2024

General Unrestricted Fund Receipts and Payments Account

	2024	2023
	£	£
<u>Receipts</u>		
Rental income	19,581.71 /	16,499.68
Rental income – Fundraising	11,630.64 /	11,630.64
Investment income	416.13 /	410.39
Interest received	781.77 /	180.49
	/ 32,410.25	28,721.20
 <u>Payments</u>		
Insurance	938.00 /	929.89
Repairs and maintenance	9,294.00 /	11,731.90
Letting Fees	4,925.19 /	1,619.38
Independent Examination of Accounts	250.00 /	240.00
Council Tax	0.00	0.00
Gas, Electric, Water	0.00	0.00
Almshouse Assoc. Membership	275.00 /	420.00
	15,682.19	14,941.17
 Surplus or Deficit	 16,728.06	 13,780.03
 Cash and bank deposits at 1st January 2024	 96,280.91	 82,500.88
 Cash and bank deposits at 31st December 2024	 113,008.97	 96,280.91

Statement of Assets and Liabilities at 31st December 2024

General Unrestricted Fund

Monetary Assets

Santander reserve account	100,000.00 /	85,000.00
Santander current account	10,508.97 /	8,780.91
COIF Investment at cost	2,500.00 /	2,500.00

Total Cash	/ 113,008.97	96,280.91
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Investment Assets

605 Charities Investment Fund Income Shares (Included at COIF valuation at 31st December)	/ 15,286.74	<div style="text-align: right;"> 14,069.94 1,217.60 15,286.74 </div> 14,949.04
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Capital Endowment Fund

Investment Assets

Freehold of 1 - 4 Wilson Cottages, Stanmore (Included at purchase price on 7th August 1974)	19,100.00	19,100.00
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Signed :

I Walker 27/8/25

Ian Walker C.A.T., A.T.T.(Fellow) – Trustee



Section A Independent Examiner's Report

Report to the trustees/ members of

Charity Name CHARITY OF FRANCES WILSON

On accounts for the year ended

31ST DECEMBER 2024 Charity no (if any) 0216232

Set out on pages

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2024

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

Independent examiner's statement

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

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

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

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

Signed: [Signature]

Date: 27th AUGUST 2025

Name: DANIEL TUCHBAND FCCA

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

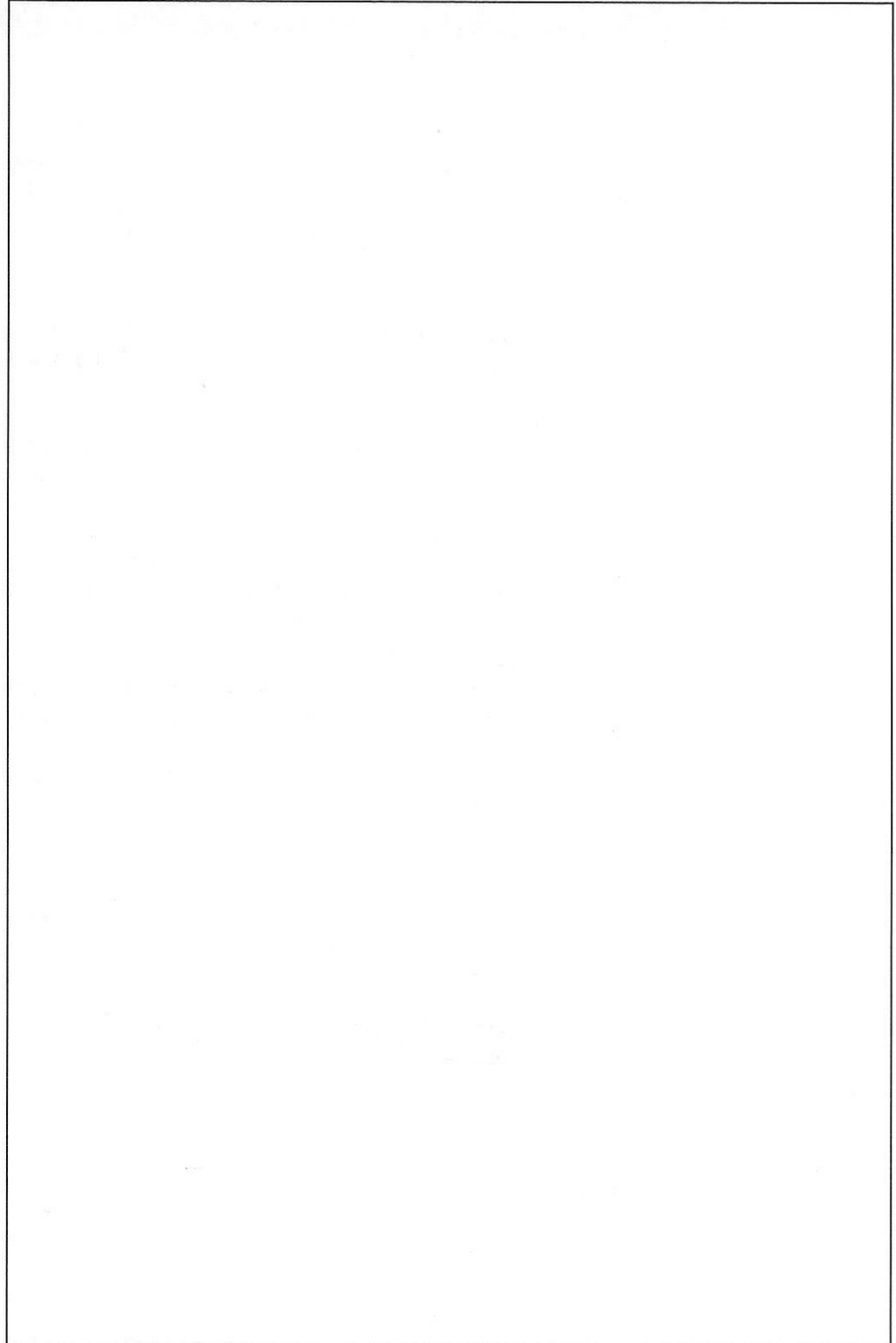
CHARTERED ASSOCIATION OF CERTIFIED ACCOUNTANTS

Address:

40 EVELYN DRIVE
PINNER
MIDDLESEX, HA5 4RS

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

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



CHARITY OF FRANCES WILSON

England & Wales - Charity number 216232

Accounts

CHARITY OF FRANCES WILSON

Charity number 216232

Financial Statement for the year ended 31st December 2023

General Unrestricted Fund Receipts and Payments Account

	2023	2022
	£	£
<u>Receipts</u>		
Rental income	16,499.68 ✓	17,999.76
Rental income – Fundraising	11,630.64 ✓	9,969.12
Investment income	410.39 ✓	408.80
Insurance claim	0.00	0.00
Interest received	180.49 ✓	5.18
	<u>28,721.20</u>	<u>28,382.86</u>
<u>Payments</u>		
Insurance	929.89	896.60
Repairs and maintenance	11,731.90 ✓	5,369.94
Letting Fees	1,619.38 ✓	1,265.00
Independent Examination of Accounts	240.00 ✓	230.00
Council Tax	0.00	0.00
Gas, Electric, Water	0.00	0.00
Almshouse Assoc. Membership	420.00 ✓	146.00
	<u>14,941.17</u>	<u>7,907.54</u>
Surplus or Deficit	<u>13,780.03</u>	<u>20,475.32</u>
Cash and bank deposits at 1st January 2023	82,500.88	62,025.56
Cash and bank deposits at 31st December 2023	<u>96,280.91</u>	<u>82,500.88</u>

Statement of Assets and Liabilities at 31st December 2023

General Unrestricted Fund

Monetary Assets

Santander reserve account	85,000.00 ✓	70,000.00
Santander current account	8,780.91 ✓	10,000.88
COIF Investment at cost	2,500.00	2,500.00

Total Cash 96,280.91 82,500.88

Investment Assets

605 Charities Investment Fund Income Shares (Included at COIF valuation at 31st December)	14,949.04 ✓	13,690.97
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Capital Endowment Fund

Investment Assets

Freehold of 1 - 4 Wilson Cottages, Stanmore (Included at purchase price on 7th August 1974)	19,100.00	19,100.00
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Signed :

Ian Walker

22/07/24

Ian Walker C.A.T., A.T.T.(Fellow) – Trustee



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

Charity Name
CHARITY OF FRANCES WILSON

**On accounts for the year
ended**

31ST DECEMBER 2023	Charity no (if any)	0216232
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Set out on pages

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 / 12 / 2023 YY.

**Responsibilities and
basis of report**

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

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

**Independent
examiner's statement**

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

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

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

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

Signed: 

Date: 22nd JULY 2024

Name: DANIEL TUCHBAND FCCA

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

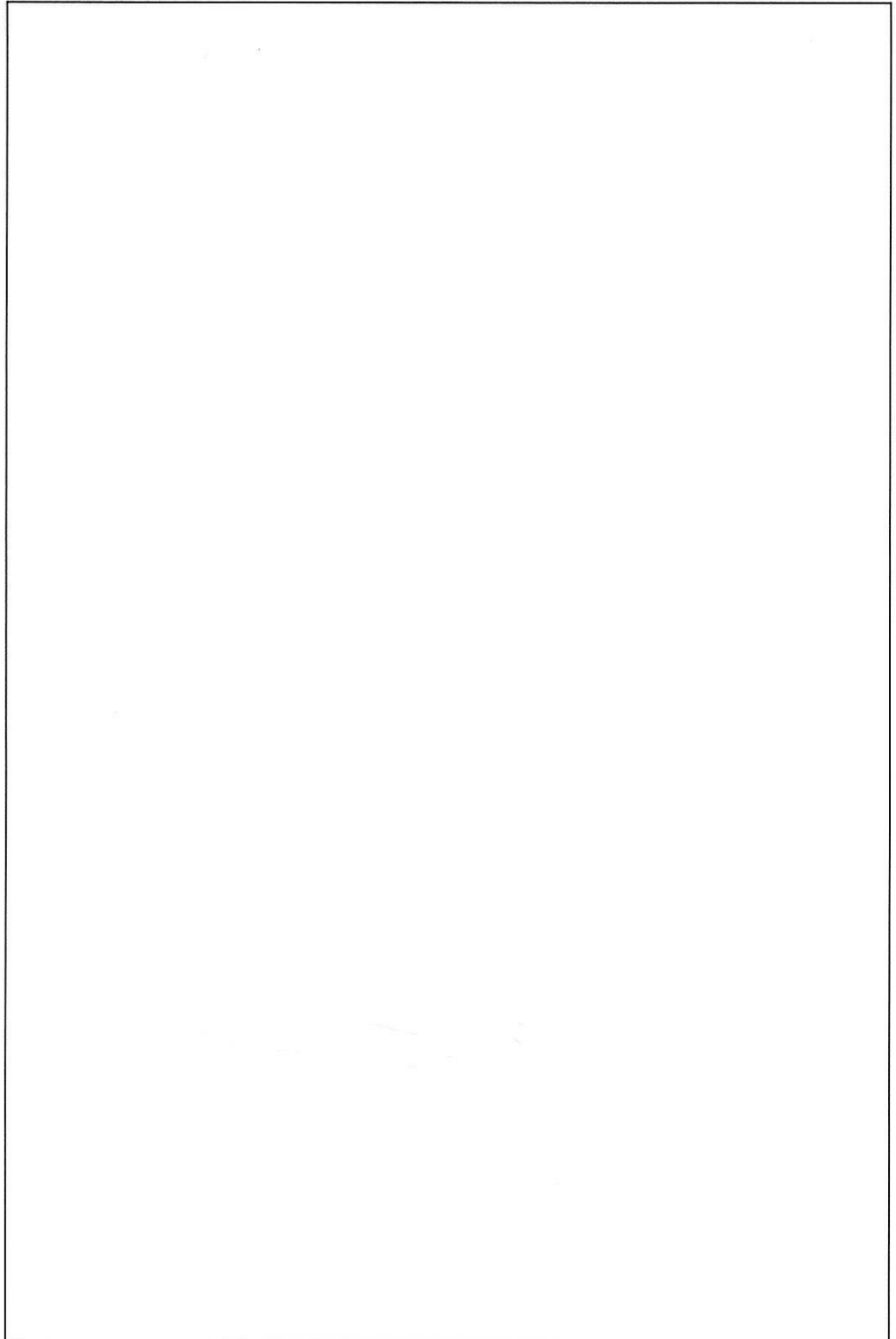
CHARTERED ASSOCIATION OF CERTIFIED ACCOUNTANTS

Address:

40 EVELYN DRIVE
PINNER
MIDDLESEX, HA5 4RS

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

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





Trustees' Annual Report

for the period

From (start date) 0 1 0 1 2 3 to (end date) 3 1 1 2 2 3

Section A Reference and administration details

Charity name

Other names the charity is known by

Registered charity number (if any)

Charity's principal address

 Postcode

Names of the charity trustees who manage the charity

	Trustee Name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	SYLVIA DANIELS			
2	GRAHAM DENMAN			
3	IAN WALKER	TREASURER		
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Names of the trustees for the charity, if any (for example, any custodian trustees)

Name	Dates acted if not for whole year

Section A**Reference and administration details (continued)**

Names and addresses of advisers (optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (optional information)

Section B**Structure, governance and management**

Description of the charity's trusts

Type of governing document
(eg trust deed, constitution)

WILL OF FRANCES WILSON

How the charity is constituted
(eg trust, association, company)

BY THE WILL & CODICILS OF FRANCES WILSON

Trustee selection methods
(eg appointed by, elected by)

APPOINTED BY EXISTING TRUSTEES FOR INDEFINITE TERM

Additional governance issues (optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
 - relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

Section C

Objectives and activities

Summary of the objects of the charity set out in its governing document

TO PROVIDE SUBSIDISED HOUSING FOR POOR WOMEN RESIDENTS OR FORMER RESIDENTS OF STANMORE (PREFERENCE TO BE GIVEN TO WIDOWS)

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

IN PLANNING OUR ACTIVITIES WE HAVE CONSIDERED THE GUIDANCE ON PUBLIC BENEFIT AS ISSUED BY THE CHARITY COMMISSION. WE HAVE CONTINUED OUR PROGRAMME OF MAINTAINENCE AND UPGRADE TO OUR PROPERTIES TO PROVIDE BETTER HOUSING FOR OUR BENEFICIARIES

Additional details of objectives and activities (optional information)

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

Section D

Achievements and performance

Summary of the main achievements of the charity during the year

WE HAVE CONTINUED TO PROVIDE GOOD SUBSIDISED ACCOMODATION FOR OUR DESERVING TENANTS.
WE ARE FULLY OCCUPIED - A VERY BRIEF GAP WHEN TENANTS OF NO.1 CHANGED
FINANCIAL RESERVES ARE IN PLACE FOR AT LEAST ONE FURTHER MAJOR REFURBISHMENT.
A NEW BOILER WAS FITTED IN NO.3.
THE ROW OF LAUREL TREES WERE SIGNIFICANTLY REDUCED IN HEIGHT.

Section E

Financial review

Brief statement of the charity's policy on reserves

WE AIM TO HAVE ENOUGH IN RESERVE TO COVER ANY MAJOR REPAIR NEEDED ON OUR PROPERTIES

Details of any funds materially in deficit

N/A

Further financial review details (optional information)

You **may choose** to include additional information, where relevant, about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

Section F

Other optional information

Section G

Declaration

The trustees declare that they have approved the trustees' report above

Signed on behalf of the charity's trustees

Signature(s)

Ian Walker

Full name(s)

IAN WALKER

Position (eg Secretary, Chair, etc)

TREASURER

Date

2 2 0 7 2 4

CHARITY OF FRANCES WILSON

England & Wales - Charity number 216232

Accounts

CHARITY OF FRANCES WILSON

Charity number 216232

Financial Statement for the year ended 31st December 2022

General Unrestricted Fund Receipts and Payments Account

	2022	2021
	£	£
<u>Receipts</u>		
Rental income	17,999.76 ✓	15,499.76
Rental income – Fundraising	9,969.12 ✓	3,461.52
Investment income	408.80 ✓	398.32
Insurance claim	0.00	0.00
Interest received	5.18 ✓	75.34
	<u>28,382.86</u>	<u>19,434.94</u>
<u>Payments</u>		
Insurance	896.60 ✓	946.03
Repairs and maintenance	5,369.94 ✓	46,765.00
Letting Fees	1,265.00 ✓	1,380.00
Independent Examination of Accounts	230.00 ✓	220.00
Council Tax	0.00	341.62
Gas, Electric, Water	0.00	408.37
Almshouse Assoc. Membership	146.00 ✓	0.00
	<u>7,907.54</u>	<u>50,061.02</u>
Surplus or Deficit	20,475.32	-30,626.08
Cash and bank deposits at 1st January 2022	62,025.56	92,651.64
Cash and bank deposits at 31st December 2022	<u>82,500.88</u>	<u>62,025.56</u>

Statement of Assets and Liabilities at 31st December 2022

General Unrestricted Fund

Monetary Assets

Santander reserve account	70,000.00 ✓	50,000.00
Santander current account	10,000.88 ✓	9,525.56
COIF Investment at cost	2,500.00	2,500.00
Total Cash	<u>82,500.88</u> ✓	<u>62,025.56</u>

Investment Assets

605 Charities Investment Fund Income Shares (Included at COIF valuation at 31st December)	13,690.97	15,492.46
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Capital Endowment Fund

Investment Assets

Freehold of 1 - 4 Wilson Cottages, Stanmore (Included at purchase price on 7th August 1974)	19,100.00	19,100.00
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Signed : 

Ian Walker C.A.T., A.T.T.(Fellow) – Trustee



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

Charity Name: CHARITY OF FRANCES WILSON

**On accounts for the year
ended**

31ST DECEMBER 2022 Charity no (if any) 0216232

Set out on pages

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended DD / MM / YYYY.

**Responsibilities and
basis of report**

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

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

**Independent
examiner's statement**

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

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

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

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

Signed: 

Date: 31st JULY 2023

Name: DANIEL TUCHBAND FCCA

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


CHARTERED ASSOCIATION OF CERTIFIED ACCOUNTANTS

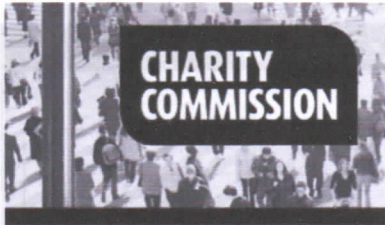
Address:

40 EVELYN DRIVE
PINNER
MIDDLESEX, HA5 4RS

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

	Report to the trustees/ members of
31ST DECEMBER 2023	On accounts for the year ended
	Set out on pages
	Responsibilities and basis of report
	Independent examiner's statement
	Signed:
DANIEL TUCHARD FCOA	Name:
CHARTERED ASSOCIATION OF CERTIFIED ACCOUNTANTS	Relevant professional qualification(s) or body (if any):
40 EVELYN DRIVE	Address:
PINNER	



Trustees' Annual Report

for the period

From (start date) to (end date)

Section A Reference and administration details

Charity name

Other names the charity is known by

Registered charity number (if any) -

Charity's principal address

 Postcode

Names of the charity trustees who manage the charity

	Trustee Name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	SYLVIA DANIELS			
2	GRAHAM DENMAN			
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Names of the trustees for the charity, if any (for example, any custodian trustees)

Name	Dates acted if not for whole year

Section A

Reference and administration details (continued)

Names and addresses of advisers (optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (optional information)

Section B

Structure, governance and management

Description of the charity's trusts

Type of governing document
(eg trust deed, constitution)

WILL OF FRANCES WILSON

How the charity is constituted
(eg trust, association, company)

BY THE WILL & CODICILS OF FRANCES WILSON

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(eg appointed by, elected by)

APPOINTED BY EXISTING TRUSTEES FOR INDEFINITE TERM

Additional governance issues (optional information)

You **may choose** to include additional information, where relevant, about:

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Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

IN PLANNING OUR ACTIVITIES WE HAVE CONSIDERED THE GUIDANCE ON PUBLIC BENEFIT AS ISSUED BY THE CHARITY COMMISSION. WE HAVE CONTINUED OUR PROGRAMME OF MAINTAINENCE AND UPGRADE TO OUR PROPERTIES TO PROVIDE BETTER ACCOMODATION FOR OUR BENEFICIARIES

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- contribution made by volunteers.

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Summary of the main achievements of the charity during the year

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Section E

Financial review

Brief statement of the charity's policy on reserves

WE AIM TO HAVE ENOUGH IN RESERVE TO COVER ANY MAJOR REPAIR NEEDED ON OUR PROPERTIES

Details of any funds materially in deficit

N/A

Further financial review details (optional information)

You may choose to include additional information, where relevant, about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

Section F

Other optional information

Section G

Declaration

The trustees declare that they have approved the trustees' report above

Signed on behalf of the charity's trustees

Signature(s)

I Walker

Full name(s)

IAN WALKER

Position (eg Secretary, Chair, etc)

TREASURER

Date

3 1 0 7 2 3