

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

| | | |
|---------------------------|------------------|------------------|
| <u>Monetary Assets</u> | | |
| 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 | <u>96,280.91</u> | <u>82,500.88</u> |

Investment Assets

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

Capital Endowment Fund

| | | |
|--|-----------|-----------|
| <u>Investment Assets</u> | | |
| Freehold of 1 - 4 Wilson Cottages, Stanmore (Included at purchase price on 7th August 1974) | 19,100.00 | 19,100.00 |

Signed :

Ian Walker

22/07/24

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



CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A

Independent Examiner's Report

Report to the trustees/
members of

Charity Name
CHARITY OF FRANCES WILSON

On accounts for the year
ended

31ST DECEMBER 2023

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 / 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) 010123 to (end date) 311223

| 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) | 216232- | | |
| Charity's principal address | 43 BERESFORD ROAD ST. ALBANS HERTFORDSHIRE <div style="text-align: right;">Postcode AL1 5NW</div> | | |
| Names of the charity trustees who manage the charity | | | |
| | Trustee Name | Office (if any) | Dates acted if not for whole year |
| 1 | SYLVIA DANIELS | | |
| 2 | GRAHAM DENMAN | | |
| 3 | IAN WALKER | TREASURER | |
| 4 | | | |
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| 17 | | | |
| 18 | | | |
| 19 | | | |
| 20 | | | |
| 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 LAVREL 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

220724