



# 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 A L 1 5 N W

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		
4				
5				
6				
7				
8				
9				
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12				
13				
14				
15				
16				
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 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
	<u>✓ 32,410.25</u>	<u>28,721.20</u>
<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
	<u>15,682.19</u>	<u>14,941.17</u>
Surplus or Deficit	<u>16,728.06</u>	<u>13,780.03</u>
Cash and bank deposits at 1st January 2024	96,280.91	82,500.88
Cash and bank deposits at 31st December 2024	<u><u>113,008.97</u></u>	<u><u>96,280.91</u></u>

### 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

##### Investment Assets

605 Charities Investment Fund Income Shares (Included at COIF valuation at 31st December)	✓ 15,286.74	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 :

*Ian 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:

Date:

27<sup>th</sup> 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.**