



# Trustees' Annual Report for the period

From	Period start date			To	Period end date		
	Day	Month	Year		Day	Month	Year
	01	04	2024		31	03	2025

## Section A

## Reference and administration details

**Charity name** BRIGHTER FUTURES ALMSHOUSE TRUST LIMITED

**Other names charity is known by** Formerly "Walsall Corporation Almshouses" and "Moseley's Dole"

**Registered charity number (if any)** 216315

**Charity's principal address** Three Counties House

Festival Way, Festival Park

Stoke-On-Trent, Staffordshire

**Postcode**

ST1 5PX

### 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	Brighter Futures Housing Association Limited			The Charity Commission for England and Wales
2	Simon Wilson	Chair		Brighter Futures Housing Association Ltd
3	Mike Jolly			Brighter Futures Housing Association Ltd
4	Fern Basnett		27 November 2024	Brighter Futures Housing Association Ltd
5	Carl Bridge			Brighter Futures Housing Association Ltd
6	Maxine Bradbourn			Brighter Futures Housing Association Ltd
7				
8				
9				
10				
11				
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

## Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
Bank	Lloyds Bank Plc	New Street, Birmingham, B2 4LP

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

The Charity has no employees

# Section B Structure, governance and management

## Description of the charity's trusts

Type of governing document (eg. trust deed, constitution)	The "Scheme" is the governing document registered with the Charity Commission on 5 <sup>th</sup> October 2011
How the charity is constituted (eg. trust, association, company)	The Charity is an unincorporated trust.
Trustee selection methods (eg. appointed by, elected by)	<p>The Corporate Trustee (Brighter Futures Housing Association Limited) was appointed by the Scheme.</p> <p>The Corporate Trustee has appointed specific members of its Board to act in its capacity as a Corporate Trustee. In selecting Board members for appointment the Corporate Trustee takes into consideration the relevant skills and experience of potential members.</p>

## 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.

Brighter Futures Almshouse Trust ("the Trust") is a member of the National Association of Almshouses which provides helpful advice and assistance.

The Trust has adopted the Financial Standing Orders of its Corporate Trustee, Brighter Futures Housing Association Limited. The Orders ensure that financial risks are managed, an adequate system of internal control is in place and accurate financial books and records are maintained.

Brighter Futures Housing Association Limited provides general management, housing management and accounting / financial management services to the Trust. The provision of these management services and arrangements for their reimbursement are set out in a Management Agreement between the two parties.

No payments (or other benefits) are made to Brighter Futures Housing Association Limited (or any designated members of the Board) in respect of its role as a Corporate Trustee.

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

The Trust provides 11 high quality self-contained homes in the Borough of Walsall for the relief of poverty, hardship or distress of its residents.

**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)**

The transfer of the Corporate Trusteeship to Brighter Futures Housing Association Limited took place on 5<sup>th</sup> October 2011. This was a key event in the history of the Trust. Following this transfer, the Trustees approved a complete refurbishment and redecoration works programme for all 11 homes. The works took place between November 2011 and May 2012 and have brought the homes up to a modern and habitable standard for the first time in many years.

Prior to the transfer date only one home was occupied but from May 2012 other residents started to move in and by 23<sup>rd</sup> July 2012 all 11 units were fully occupied.

In agreeing our plans and activities for the period the Trustees have kept in mind the Charity Commission's guidance on public benefit. The focus of our activities has been to bring the properties of the Trust back into use for the benefit of the residents of Walsall.

## 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.

**Summary of the main achievements of the charity during the year**

The scheme continues to be a success for its residents and for the Charity.

Continued support provided by Brighter Futures Housing Association Limited has ensured that residents have again been able to successfully maintain their tenancies.

The Trust continues to be financially strong, allowing all ongoing existing expenditure to be met including capital investment in component replacement to maintain the standard of stock quality. Contributions to the repair and maintenance funds have continued in the year and will enable future maintenance liabilities to be met.

The tenants are supported by Brighter Futures Almshouse Trust are people living in the Walsall area who are in need, suffering hardship or distress. They are supported to make sure they are in receipt of benefits they are eligible for and helped with day-to-day aspects of their lives.

## Section E

## Financial review

### Brief statement of the charity's policy on reserves

Cash at bank and in hand of £108,190 is held as at 31st March 2025. This cash has been created from charitable activities operating surplus.

The Trust established maintenance reserves for extraordinary repairs, routine maintenance and cyclical maintenance in line with the National Association of Almshouses recommendations, at the year ending 2025 a further £12,710 has been transferred to the reserves. These reserves currently stand at £199,347.

### 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.

The 30-year business plan shows that the Trust is a feasible business for the foreseeable future; making sufficient surplus to cover all obligations.

## 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)



Full name(s)

Simon Wilson

Position (eg Secretary, Chair, etc)

Chair

Date

16/09/2025



Charity Name <b>BRIGHTER FUTURES ALMSHOUSE TRUST</b>			Charity No (if any)	<b>216315</b>	<b>CC17a</b>
Annual accounts for the period					
Period start date	<b>01/04/2024</b>	To	Period end date	<b>31/03/2025</b>	

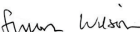
## Section A Statement of financial activities

Recommended categories by activity	Details of own analysis	Note	Restricted			Total this year £	Total last year £
			Unrestricted funds £	income funds £	Endowment funds £		
			F01	F02	F03	F04	F05
<b>Incoming resources (Note 3)</b>							
Incoming resources from generated funds			-	-	-	-	-
Voluntary income		S01	-	-	-	-	-
Activities for generating funds		S02	-	-	-	-	-
Investment income		S03	-	-	-	-	-
Incoming resources from charitable activities		S04	92,391	-	-	92,391	88,945
Other incoming resources		S05	-	-	-	-	-
<b>Total incoming resources</b>		S06	92,391	-	-	92,391	88,945
<b>Resources expended (Notes 4-8)</b>							
Costs of Generating Funds			-	-	-	-	-
Costs of generating voluntary income		S07	-	-	-	-	-
Fundraising trading costs		S08	-	-	-	-	-
Investment management costs		S09	-	-	-	-	-
Charitable activities		S10	54,930	-	-	54,930	61,333
Governance costs		S11	4,392	-	-	4,392	3,572
Other resources expended		S12	-	-	-	-	-
<b>Total resources expended</b>		S13	59,322	-	-	59,322	64,905
<b>Net incoming/(outgoing) resources before transfers</b>		S14	33,069	-	-	33,069	24,040
<b>Gross transfers between funds</b>		S15	-	-	-	-	-
<b>Net incoming/(outgoing) resources before other recognised gains/(losses)</b>		S16	33,069	-	-	33,069	24,040
<b>Other recognised gains/(losses)</b>							
Gains and losses on revaluation of fixed assets for the charity's own use		S17	-	-	-	-	-
Gains and losses on investment assets		S18	- 187	-	-	- 187	102
<b>Net movement in funds</b>		S19	32,882	-	-	32,882	24,142
<b>Total funds brought forward</b>		S20	297,392	-	-	297,392	273,250
<b>Total funds carried forward</b>		S21	330,274	-	-	330,274	297,392

## Section B Balance sheet

		Note	Restricted				
			Unrestricted funds	income funds	Endowment funds	Total this year	Total last year
			£	£	£	£	£
			F01	F02	F03	F04	F05
<b>Fixed assets</b>							
Tangible assets	(Note 9)	B01	220,645	-	-	220,645	226,866
		B02	-	-	-	-	-
Investments	(Note 10)	B03	-	-	-	-	-
<b>Total fixed assets</b>		B04	220,645	-	-	220,645	226,866
<b>Current assets</b>							
Stock and work in progress		B05		-	-	-	-
Debtors	(Note 11)	B06	13,509	-	-	13,509	6,223
(Short term) investments		B07		-	-	-	-
Cash at bank and in hand		B08	108,190	-	-	108,190	76,474
<b>Total current assets</b>		B09	121,699	-	-	121,699	82,698
<b>Creditors: amounts falling due within one year</b>							
(Note 12)		B10	12,070	-	-	12,070	12,171
<b>Net current assets/(liabilities)</b>		B11	109,629	-	-	109,629	70,527
<b>Total assets less current liabilities</b>							
		B12	330,274	-	-	330,274	297,392
<b>Creditors: amounts falling due after one year</b>							
(Note 12)		B13		-	-	-	-
<b>Provisions for liabilities and charges</b>		B14	-	-	-	-	-
<b>Net assets</b>		B15	330,274	-	-	330,274	297,392
<b>Funds of the Charity</b>							
Unrestricted funds		B16	130,927			130,927	110,755
		B17				-	
Restricted income funds (Note 13)		B18		199,347		199,347	186,637
Endowment funds (Note 13)		B19			-	-	-
<b>Total funds</b>		B20	130,927	199,347	-	330,274	297,392

Signed by one or two trustees on behalf of all the trustees

Signature	Print Name	Date of approval
	Simon Wilson	16/09/2025

Note 1 **Basis of preparation**

*This section should be completed by all charities.*

**1.1 Basis of accounting**

These accounts have been prepared on the basis of historic cost (except that investments are shown at market value) in accordance with:

- Accounting and Reporting by Charities – Statement of Recommended Practice (SORP 2005);
  - and with\* 

✓
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 Accounting Standards;
  - or 

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 Financial Reporting Standards for Smaller Enterprises (FRSSE);
  - and with the Charities Act.
- [\*\* except for the following].

**Give details in this box if a different standard has been followed.**

\* -Tick as appropriate:

- if all relevant disclosures shown in the pack have been given then please tick "Accounting Standards";
- if disclosures completed in these accounts have been restricted to those required by the FRSSE, then please tick "Financial Reporting Standards for Smaller Enterprises (FRSSE)".

\*\* - If no departures from the chosen standards have been made then delete these words; otherwise give details of any changes in the boxes.

**1.2 Change in basis of accounting**

There has been no change to the accounting policies (valuation rules and methods of accounting) since last year.

There have been no changes in accounting policies (variation rules and methods of accounting since last year but for completeness these are stated as follows ->

**TURNOVER**

Turnover represents weekly maintenance and service charges for properties in the year as well as any income for rechargeable activities. All income is recognised on a receivable basis.

**SERVICE CHARGES**

Services charges are due from residents weekly, the eligible portion predominately being paid through Housing Benefit and the ineligible collected directly from the tenant.

**INTEREST RECEIVABLE**

Interest receivable is credited to the income and expenditure account in the period.

**INTEREST PAYABLE**

Interest payable is charged to the income and expenditure account in the period.

**TAXATION**

The Trust is a registered charity and is therefore exempt from paying Corporation Tax on all activities.

**FREEHOLD PROPERTIES**

Housing properties are properties available for occupation and are stated at historic cost less depreciation. Major refurbishment of existing housing is charged to capital and depreciated over the useful economic life of an asset. Planned maintenance, minor repairs and redecoration are charged to expenditure in the year that they occur.

**FIXED ASSETS AND DEPRECIATION**

Depreciation is provided by the company to write off the cost less the estimated residual value of tangible fixed assets over their estimated useful economic lives as follows ->

Housing structure - 1.33% on cost  
 Roof - 1.67% on cost  
 Lifts, bathrooms and kitchens - 5.00% on cost  
 Windows and external doors - 6.67% on cost  
 Central heating systems - 10.00% on cost

**VALUE ADDED TAX**

The Trust is not registered for Value Added Tax (VAT). No VAT is therefore reclaimed and all expenditure is shown inclusive of VAT.

**1.3 Changes to previous accounts**

No changes have been made to accounts for previous years.



**Note 2 Accounting policies**

*This standard list of accounting policies has been applied by the charity except for those deleted. Where a different or additional policy has been adopted then this is detailed in the box below.*

**INCOMING RESOURCES**

<b>Recognition of incoming resources</b>	These are included in the Statement of Financial Activities (SoFA) when: <ul style="list-style-type: none"> <li>the charity becomes entitled to the resources;</li> <li>the trustees are virtually certain they will receive the resources; and</li> <li>the monetary value can be measured with sufficient reliability.</li> </ul>
<b>Incoming resources with related expenditure</b>	Where incoming resources have related expenditure (as with fundraising or contract income) the incoming resources and related expenditure are reported gross in the SoFA.
<b>Grants and donations</b>	Grants and donations are only included in the SoFA when the charity has unconditional entitlement to the resources.
<b>Tax reclaims on donations and gifts</b>	Incoming resources from tax reclaims are included in the SoFA at the same time as the gift to which they relate.
<b>Contractual income and performance related grants</b>	This is only included in the SoFA once the related goods or services have been delivered.
<b>Gifts in kind</b>	Gifts in kind are accounted for at a reasonable estimate of their value to the charity or the amount actually realised. Gifts in kind for sale or distribution are included in the accounts as gifts only when sold or distributed by the charity. Gifts in kind for use by the charity are included in the SoFA as incoming resources when receivable.
<b>Donated services and facilities</b>	These are only included in incoming resources (with an equivalent amount in resources expended) where the benefit to the charity is reasonably quantifiable, measurable and material. The value placed on these resources is the estimated value to the charity of the service or facility received.
<b>Volunteer help</b>	The value of any voluntary help received is not included in the accounts but is described in the trustees' annual report.
<b>Investment income</b>	This is included in the accounts when receivable.
<b>Investment gains and losses</b>	This includes any gain or loss on the sale of investments and any gain or loss resulting from revaluing investments to market value at the end of the year.

**EXPENDITURE AND LIABILITIES**

<b>Liability recognition</b>	Liabilities are recognised as soon as there is a legal or constructive obligation committing the charity to pay out resources.
<b>Governance costs</b>	Include costs of the preparation and examination of statutory accounts, the costs of trustee meetings and cost of any legal advice to trustees on governance or constitutional matters.
<b>Grants with performance conditions</b>	Where the charity gives a grant with conditions for its payment being a specific level of service or output to be provided, such grants are only recognised in the SoFA once the recipient of the grant has provided the specified service or output.
<b>Grants payable without performance conditions</b>	These are only recognised in the accounts when a commitment has been made and there are no conditions to be met relating to the grant which remain in the control of the charity.
<b>Support Costs</b>	Support costs include central functions and have been allocated to activity cost categories on a basis consistent with the use of resources, eg allocating property costs by floor areas, or per capita, staff costs by the time spent and other costs by their usage.

**ASSETS**

<b>Tangible fixed assets for use by charity</b>	These are capitalised if they can be used for more than one year, and cost at least £500. They are valued at cost or a reasonable value on receipt.
<b>Investments</b>	Investments quoted on a recognised stock exchange are valued at market value at the year end. Other investment assets are included at trustees' best estimate of market value.
<b>Stocks and work in progress</b>	These are valued at the lower of cost or market value.

**POLICIES ADOPTED  
ADDITIONAL TO OR  
DIFFERENT FROM THOSE  
ABOVE**

Section C	Notes to the accounts	(cont)
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**Note 3**                      **Analysis of incoming resources**

*Incoming resources may be further analysed if this would help the reader of the accounts.*

	Analysis	This year £	Last year £
<b>Voluntary income</b>		-	-
		-	-
		-	-
		-	-
	<b>Total</b>	-	-
<b>Activities for generating funds</b>		-	-
		-	-
		-	-
		-	-
	<b>Total</b>	-	-
<b>Investment income</b>		-	-
		-	-
		-	-
		-	-
	<b>Total</b>	-	-
<b>Incoming resources from charitable activities</b>	Maintenance and service charges	92,391	88,945
		-	-
		-	-
		-	-
	<b>Total</b>	92,391	88,945

Section C	Notes to the accounts	(cont)
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**Note 4 Analysis of resources expended**

Resources expended may be further analysed if this would help the reader of the accounts.

	Analysis	This year £	Last year £
<b>Costs of generating voluntary income</b>		-	-
		-	-
		-	-
		-	-
	<b>Total</b>	-	-
<b>Fundraising trading costs</b>		-	-
		-	-
		-	-
		-	-
	<b>Total</b>	-	-
<b>Investment management costs</b>		-	-
		-	-
	<b>Total</b>	-	-
<b>Charitable activities</b>	Service costs (utilities - water, electric, council tax etc.)	2,185	2,372
	Management costs (stationery, insurance etc.)	24,545	26,461
	Interest & finance costs	187	1,100
	Management fee	28,200	32,500
	<b>Total</b>	55,117	62,433
<b>Governance costs</b>	Independent examination of accounts	4,392	3,572
		-	-
	<b>Total</b>	4,392	3,572

<b>Section C</b>	<b>Notes to the accounts</b>	<b>(cont)</b>
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**Note 5 Support Costs**

*Please complete this note if the charity has analysed its expenses using activity categories and has support costs.*

Support cost type	Fundraising activity £	Charitable Activity £	Governance Activity £	Total Cost £
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
<b>Total</b>	-	-	-	-

**Note 6 Details of certain items of expenditure**

**6.1 Trustee expenses**

*Please provide details of the amount of any payment or reimbursement of out-of-pocket expenses made to trustees or to third parties for expenses incurred by trustees. If no expenses were paid, please enter 'None' in the appropriate box(es).*

Number of trustees who were paid expenses

Nature of the expenses

Total amount paid

This year	Last year
£	£

**6.2 Fees for examination or audit of the accounts**

*Please provide details of the amount paid for any statutory external scrutiny of accounts and other services provided by your independent examiner or auditor. If nothing was paid please enter NONE in the appropriate box(es).*

Independent examiner's or auditors' fees for reporting on the accounts

Other fees (for example: advice, consultancy, accountancy services) paid to the independent examiner or auditor

This year £	Last year £
4392	3572

<b>Section C</b>	<b>Notes to the accounts</b>	<b>(cont)</b>
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**Note 7**                      **Paid employees**  
*Please complete this note if the charity has any employees.*

**7.1 Staff Costs**

	This year £	Last year £
Gross wages, salaries and benefits in kind	-	-
Employer's National Insurance costs	-	-
Pension costs	-	-
<b>Total staff costs</b>	-	-

**7.2 Average number of full-time equivalent employees in the year**

	This year Number	Last year Number
The parts of the charity in which the employees work		
Fundraising	-	-
Charitable Activities	-	-
Governance	-	-
Other	-	-
<b>Total</b>	-	-

**7.3 Defined contribution pension scheme**

*Please complete if a defined contribution pension scheme is operated.*

Brief details of the scheme

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	This year £	Last year £
The costs of the scheme to the charity for the year		
The amount of any contributions outstanding at the year end		
The amount of any contributions prepaid at the year end		

## Notes to the accounts

**(cont)**

## Note 8 Grantmaking

*Please complete this note if the charity made any grants or donations which in aggregate form a material part of the charitable activities undertaken.*

### 8.1 Total value of grants

Purpose for which grants made	Grants to institutions	Grants to individuals
	Total amount £	Total amount £
	-	-
	-	-
	-	-
	-	-
	-	-
	-	-
<b>Total</b>	-	-

### 8.1 Grantmaking costs

***If the charity's accounts are prepared on the "activity basis" please give details of any support cost associated with grantmaking. Please enter "Nil" if the charity does not identify and/or allocate support costs.***

### Support costs of grantmaking

£

### 8.3 Grants made to institutions

***If the charity has made grants to particular institutions that are material in the context of its grantmaking please give details of the institution supported, purpose of the grant and total paid to each institution listed. Sufficient information should be given to provide a reasonable understanding of the range of institutions supported.***

Names of institutions	Purpose	Total amount of grants paid £
		-
		-
		-
		-
		-
		-
		-
		-
		-
		-
		-
<b>Total grants to institutions</b>		-

<b>Section C</b>	<b>Notes to the accounts</b>	<b>(cont)</b>
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**Note 9**                      **Tangible fixed assets**  
*Please complete this note if the charity has any tangible fixed assets*

**9.1 Cost or valuation**

	Freehold land & buildings	Other land & buildings	Plant, machinery and motor vehicles	Fixtures, fittings and equipment	Payments on account and assets under construction	Total
	£	£	£	£	£	£
Balance brought forward	278,239	-	-	1,470	-	279,709
Additions		-	-	-	-	-
Revaluations	-	-	-	-	-	-
Disposals	-	-	-	-	-	-
Transfers *	-	-	-	-	-	-
Balance carried forward	278,239	-	-	1,470	-	279,709

**9.2 Accumulated depreciation and impairment provisions**

<b>**Basis</b>	SL or RB	SL or RB	SL or RB	SL or RB	SL or RB
<b>** Rate</b>	SL			SL	

Balance brought forward	51,375	-	-	1,469	-	52,844
Depreciation charge for year	6,220	-	-	-	-	6,220
Impairment provisions	-	-	-	-	-	-
Revaluations	-	-	-	-	-	-
Disposals	-	-	-	-	-	-
Transfers*	-	-	-	-	-	-
Balance carried forward	57,595	-	-	1,469	-	59,064

**9.3 Net book value**

Brought forward	226,865	-	-	1	-	226,866
Carried forward	220,644	-	-	1	-	220,645

**9.4 Revaluation**

*If any fixed assets have been revalued please give details of the valuer and method of valuation*

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\* The "transfers" row is for movements between fixed asset categories.

\*\* Please indicate the method of depreciation by deleting the method not applicable (SL = straight line; RB = reducing balance). Also please indicate the rate of depreciation: for straight line, what is the anticipated life of the asset (in years); for reducing balance, what is the percentage annual deduction.

Section C	Notes to the accounts	(cont)
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**Note 10 Investment assets**

*Please complete this note if the charity has any investment assets.*

**10.1 Fixed assets investments**

	£
Carrying (market) value at beginning of year	-
<b>Add:</b> additions to investments at cost	-
<b>Less:</b> disposals at carrying value	-
<b>Add/(deduct):</b> net gain/(loss) on revaluation	-
Carrying (market) value at end of year	-

*Please provide below:*

**10.2 A breakdown of the market values of investments shown above agreeing with the balance sheet row B03.**

**10.3 A breakdown of the income from investments agreeing with SOFA row S03.**

**Analysis of investments**

	10.2 Market value at year end £	10.3 Income from investments for the year £
<b>Investment properties</b>	-	-
Investments listed on a recognised stock exchange or held in common investment funds, open ended investment companies, unit trusts or other collective investment schemes	-	-
Investments in subsidiary or connected undertakings and companies	-	-
Securities not listed on a recognised Stock Exchange	-	-
Cash held as part of the investment portfolio	-	-
Other investments	-	-
<b>Total</b>	-	-

**10.4 Material investment holdings**

If any single investment is material in terms of its value (for example represents more than 5 per cent of the value of the charity's total investments) please provide details.

<b>Investment held</b>	
<b>Market Value</b>	



<b>Section C</b>	<b>Notes to the accounts</b>	<b>(cont)</b>
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**Note 11 Debtors and prepayments**

*Please complete this note if the charity has any debtors or prepayments.*

**Analysis of debtors**

	Amounts falling due within one year		Amounts falling due after more than one year	
	This year £	Last year £	This year £	Last year £
Trade debtors		-	-	-
Amounts due from subsidiary and associated undertakings	-	-	-	-
Other debtors	12,746	5,342.0	-	-
Prepayments and accrued income	763	881.5	-	-
<b>Total</b>	<b>13,509</b>	<b>6,223.5</b>	<b>-</b>	<b>-</b>

**Note 12 Creditors and accruals**

*Please complete this note if the charity has any creditors or accruals.*

**12.1 Analysis of creditors**

	Amounts falling due within one year		Amounts falling due after more than one year	
	This year £	Last year £	This year £	Last year £
Loans and overdrafts	-	-	-	-
Trade creditors	12,070	12,171	-	-
Amounts due to subsidiary and associated undertakings	-	-	-	-
Other creditors			-	-
Accruals and deferred income			-	-
<b>Total</b>	<b>12,070</b>	<b>12,171</b>	<b>-</b>	<b>-</b>

**12.2 Security over assets**

*If any loan, overdraft or other creditor holds a charge or other security over any assets of the charity please provide details.*

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<b>Section C</b>	<b>Notes to the accounts</b>	<b>(cont)</b>
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**Note 13**                      **Endowment and restricted income funds**

*Please complete this section if the charity has any endowment or restricted income funds.*

**13.1 Funds held**

Please give a brief description of any of the following type of funds held by the charity:

- permanent endowment funds (PE);
- expendable endowment funds (EE); and
- restricted income funds, including special trusts, of the charity (R).

Fund Name	Type PE, EE or R	Purpose and Restrictions

**13.2 Movements of major funds**

*Please give details of the movements of the major funds summarised in the restricted and endowment columns of the Statement of Financial Activities.*

Fund names	Fund balances brought forward £	Incoming resources £	Outgoing resources £	Transfers £	Gains and losses £	Fund balances carried forward £
Extraordinary repairs	28,196	3,377	-	-	-	31,573
Cyclical maintenance	43,640	5,522	-	-	-	49,162
Routine maintenance	114,801	3,812	-	-	-	118,612
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
<b>Total Funds</b>	186,637	12,711	-	-	-	199,347

**13.3 Transfers between funds**

*Please give details of any transfers between funds.*

From Fund (Name)	To Fund (Name)	Reason	Amount
Retained earnings	ERF	Annual transfer	-
Retained earnings	CMF	Annual transfer	-
Retained earnings	RMF	Annual transfer	-

**Section C****Notes to the accounts****(cont)****Note 14 Transactions with related parties**

*If the charity has any transactions with related parties (other than the trustee expenses explained in note 6) details of such transactions should be provided in this note. If there are no transactions to report, please enter "None" in the relevant boxes.*

**14.1 Remuneration and benefits**

*Please give the amount of, and legal authority for, any remuneration or other benefits paid to a trustee or other related parties by the charity or any institution or company connected with it.*

Name of trustee or connected party	Legal authority (eg order, governing document)	Amounts paid or benefit value	
		This year £	Last year £

**14.2 Loans**

*Please give details of and amounts owing to or from the charity's trustees or other related parties by the charity at the year end.*

	Name of trustee or connected party	Legal authority	Amount owing	
			This year £	Last year £
Due to trustees and related parties	Brighter Futures Housing Association Limited	Loan	-1	9,944
Due from trustees and related parties				

**14.3 Other transaction(s) with trustees or related parties**

*Please give details of any transaction undertaken by (or on behalf of) the charity in which a trustee or related party has a material interest.*

Name of the trustee or related party	Relationship to charity	Description of the transaction(s)	This year £	Last year £

<b>Section C</b>	<b>Notes to the accounts</b>	<b>(cont)</b>
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<b>Note 15</b>	<b>Additional Disclosures</b>
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The following are significant matters which are not covered in other notes and need to be included to provide a proper understanding of the accounts. If there is insufficient room here, please add a separate sheet.



# Trustees' Annual Report for the period

From	Period start date			To	Period end date		
	Day	Month	Year		Day	Month	Year
	01	04	2024		31	03	2025

## Section A

## Reference and administration details

**Charity name** BRIGHTER FUTURES ALMSHOUSE TRUST LIMITED

**Other names charity is known by** Formerly "Walsall Corporation Almshouses" and "Moseley's Dole"

**Registered charity number (if any)** 216315

**Charity's principal address** Three Counties House

Festival Way, Festival Park

Stoke-On-Trent, Staffordshire

**Postcode**

ST1 5PX

### 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	Brighter Futures Housing Association Limited			The Charity Commission for England and Wales
2	Simon Wilson	Chair		Brighter Futures Housing Association Ltd
3	Mike Jolly			Brighter Futures Housing Association Ltd
4	Fern Basnett		27 November 2024	Brighter Futures Housing Association Ltd
5	Carl Bridge			Brighter Futures Housing Association Ltd
6	Maxine Bradbourn			Brighter Futures Housing Association Ltd
7				
8				
9				
10				
11				
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

## Names and addresses of advisers (Optional information)

Type of adviser	Name	Address
Bank	Lloyds Bank Plc	New Street, Birmingham, B2 4LP

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

The Charity has no employees

# Section B Structure, governance and management

## Description of the charity's trusts

Type of governing document (eg. trust deed, constitution)	The "Scheme" is the governing document registered with the Charity Commission on 5 <sup>th</sup> October 2011
How the charity is constituted (eg. trust, association, company)	The Charity is an unincorporated trust.
Trustee selection methods (eg. appointed by, elected by)	<p>The Corporate Trustee (Brighter Futures Housing Association Limited) was appointed by the Scheme.</p> <p>The Corporate Trustee has appointed specific members of its Board to act in its capacity as a Corporate Trustee. In selecting Board members for appointment the Corporate Trustee takes into consideration the relevant skills and experience of potential members.</p>

## 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.

Brighter Futures Almshouse Trust ("the Trust") is a member of the National Association of Almshouses which provides helpful advice and assistance.

The Trust has adopted the Financial Standing Orders of its Corporate Trustee, Brighter Futures Housing Association Limited. The Orders ensure that financial risks are managed, an adequate system of internal control is in place and accurate financial books and records are maintained.

Brighter Futures Housing Association Limited provides general management, housing management and accounting / financial management services to the Trust. The provision of these management services and arrangements for their reimbursement are set out in a Management Agreement between the two parties.

No payments (or other benefits) are made to Brighter Futures Housing Association Limited (or any designated members of the Board) in respect of its role as a Corporate Trustee.

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

The Trust provides 11 high quality self-contained homes in the Borough of Walsall for the relief of poverty, hardship or distress of its residents.

**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)**

The transfer of the Corporate Trusteeship to Brighter Futures Housing Association Limited took place on 5<sup>th</sup> October 2011. This was a key event in the history of the Trust. Following this transfer, the Trustees approved a complete refurbishment and redecoration works programme for all 11 homes. The works took place between November 2011 and May 2012 and have brought the homes up to a modern and habitable standard for the first time in many years.

Prior to the transfer date only one home was occupied but from May 2012 other residents started to move in and by 23<sup>rd</sup> July 2012 all 11 units were fully occupied.

In agreeing our plans and activities for the period the Trustees have kept in mind the Charity Commission's guidance on public benefit. The focus of our activities has been to bring the properties of the Trust back into use for the benefit of the residents of Walsall.

## 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.

**Summary of the main achievements of the charity during the year**

The scheme continues to be a success for its residents and for the Charity.

Continued support provided by Brighter Futures Housing Association Limited has ensured that residents have again been able to successfully maintain their tenancies.

The Trust continues to be financially strong, allowing all ongoing existing expenditure to be met including capital investment in component replacement to maintain the standard of stock quality. Contributions to the repair and maintenance funds have continued in the year and will enable future maintenance liabilities to be met.

The tenants are supported by Brighter Futures Almshouse Trust are people living in the Walsall area who are in need, suffering hardship or distress. They are supported to make sure they are in receipt of benefits they are eligible for and helped with day-to-day aspects of their lives.



## Section E

## Financial review

### Brief statement of the charity's policy on reserves

Cash at bank and in hand of £108,190 is held as at 31st March 2025. This cash has been created from charitable activities operating surplus.

The Trust established maintenance reserves for extraordinary repairs, routine maintenance and cyclical maintenance in line with the National Association of Almshouses recommendations, at the year ending 2025 a further £12,710 has been transferred to the reserves. These reserves currently stand at £199,347.

### 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.

The 30-year business plan shows that the Trust is a feasible business for the foreseeable future; making sufficient surplus to cover all obligations.

## 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)



Full name(s)

Simon Wilson

Position (eg Secretary, Chair, etc)

Chair

Date

16/09/2025