

**Accounts for the Year Ended
31st December 2024**

The Almshouse Charity of Raphael and Ann Sedgwick
Accounts for the Year Ended 31st December 2024

Registered No : 216498
(Penn Almshouses)

TRUSTEES

Ex Officio Trustee	The Rev. Preb. B.N. Whitmore Vicar of St Bartholomew's Church, Penn	19.09.07
Nominative Trustee	Councillor Carol Hyatt Councillor Celia Hibbert Retired 24.01.24	24.01.24
Co-opted Trustees	MR.J.R. Hollington (Chairman) Mrs. J. Fieldhouse(Clerk) Mr. A.P. Pardoe(Treasurer)	07.05.19 11.10.11 11.10.11

INDEPENDENT EXAMINER

Mr O. Ross BSc (Hons) FCA

BANKERS

The Cooperative Bank
1-2 Dudley Street,
Wolverhampton
WV1 3EN

A copy of the will of Dr Raphael Sedgwick in which the Grant of Trust was made is held at St Bartholomew's Church, Penn.
Dr Sedgwick died in 1747.

The Almshouse Charity of Raphael and Ann Sedgwick
Report of the Trustees of The Almshouse Charity of Raphael and Ann Sedgwick
for the Year Ended 31st December 2024

History, Objectives and Activities of the Trust

The Charity was set up on 15th July 1982.
The objects of the Trust in accordance with the Trust Deed are to apply Trust Funds to the purposes of the maintenance of the Almshouses at 1-5 Pennwood Lane, Penn, Wolverhampton.

The amounts raised since inception have been either expended as maintenance, or where appropriate, retained as capital. The Trustees have considered the amount of fixed asset investments needed to be retained to meet the objects of the Trust and decided that, because of the likely need for major repairs in the future, it is prudent to continue increasing fixed asset investments.

Our Charitable Objects are-

For the benefit of the residents in the Almshouses of the Charity who are poor persons and (except in special cases to be approved by the Commissioners) inhabitants of the area of the former Parish of Penn.

Our Main Activities in relation to these Objects are-

The provision of housing, when available, to those on low income and/or housing benefits.

Management and Governance Arrangements

The Trustees and posts during the year were as follows:

Mr J.R. Hollington	(Chairman)
Mr A.P. Pardoe	(Treasurer)
Mrs J Fieldhouse	(Clerk)

The current Trustees are detailed on page 1.

Achievements and Performance of the Trust

In the course of the Year Ended 31st December 2024 the Trustees received the sum of £27600 and applied £47612 in the fulfilment of the objectives of the Trust

In the course of the Year Ended 31st December 2024 the Trustees received the sum of £37050 and applied £17012 in the fulfilment of the objectives of the Trust

In the course of the Year Ended 31st December 2024 the Trustees received the sum of £37050

The Almshouse Charity of Raphael and Ann Sedgwick

Report of the Trustees of The Almshouse Charity of Raphael and Ann Sedgwick for the Year Ended 31st December 2024

Activities during the year

The Trustees held two meetings during the year, on 9th April 24 and 1st October 24

The Almshouses and garden area continue to be kept in a well maintained state, with regular maintenance and minor repairs being undertaken as required.

In August 24 a summer outing was arranged to York and in January 2024 and December 2024 residents, guests and trustees enjoyed a meal at The Springhill.

In December Christmas Cards and Gifts were given to each of the Residents.

Future Plans

The Trustees intend to continue with the provision of regular maintenance of the Almshouses in a similar way to the recent past.

Statement of Trustees' Responsibilities

The Trustees are responsible for preparing the Trustees' Report and the Financial Statements in accordance with applicable law and United Kingdom Accounting Standards (UK GAAP).

The law applicable to Charities in England and Wales requires the Trustees to prepare Financial Statements for each year which give a true and fair view of the state of affairs of the Charity and its financial activities for that period.

In preparing these financial statements, the Trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles of the Charities SORP;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures being disclosed and explained in the financial statements;
- Prepare the Financial Statements on the going concern basis, unless it is inappropriate to assume 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, the Charity (Accounts Reports) Regulations 2008 and the Trust Deed.

They are also responsible for safeguarding the assets of the Charity and for taking reasonable steps for the prevention of fraud and other irregularities.

Signed on behalf of the Trustees

Chairman

J.R. Hollington.

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7/10/25

The Almshouse Charity of Raphael and Ann Sedgwick

Independent Examiner's Report to the Trustees of The Almshouse Charity of Raphael and Ann Sedgwick

To the Trustees of The Almshouse Charity of Raphael and Ann Sedgwick

I report on the Accounts of the Charity for the Year Ended 31st December 2024, which are set out on pages 5 - 8.

Respective responsibilities of trustees and examiner

The Charity's Trustees are responsible for the preparation of the Accounts.

The Charity's Trustees consider that an audit is not required for this year (under Section 144(2) of the Charities Act 2011 (the Act)) and that an independent examination is needed.

It is my responsibility to:

- Examine the Accounts (under Section 145(1)(a) of the 2011 Act);
- To follow the procedures laid down in the General Directions given by the Charity Commission (under Section 145(5)(b) of the 2011 Act);
- To state whether particular matters have come to my attention.

To the Trustees of The Almshouse Charity of Raphael and Ann Sedgwick

My examination was carried out in accordance with the General Directions given by the Charity Commission. An 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 consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as Trustees concerning such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

Independent Examiner's Statement

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

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Which gives me reasonable cause to believe that, in any material respect the requirements-

- to keep accounting records in accordance with Section 130 of the 2011 Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act.

have not been met; or

2

To which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



7/10/25

Mr O Ross

BSc(Hons) FCA

Regent House, Bath Avenue, Wolverhampton, WV1 4EG

The Almshouse Charity of Raphael and Ann Sedgwick

Receipts and Payments Accounts for the Year Ended 31st December 2024

	Note	2024	2024	2023	2023
1. General Fund					
Receipts					
From Trading Activities					
Contributions towards Maintenance of Almshouses	1	26,365.98		20,330.07	
Refund to Tenant				(346.67)	
Refunds Received	2	200.00		12.00	
			26,565.98	0.00	19,995.40
From Investments					
Charities Official Investment Fund		10,759.11		302.57	
COIF Deposit Account	3	231.30		1,799.65	
Coop Deposit Account	4	142.07		1.48	
			11,132.48		2,103.70
Total Receipts			37,698.46		22,099.10
Payments					
Direct Charitable Expenditure					
Electricity Charges		301.08		301.31	
Water Rates		1,497.68		1,304.58	
Council Tax					
Insurance	5	1,185.32		1,158.51	
Office Rent		105.00			
Christmas Gifts		516.00		482.05	
Gardening		1,502.00		1,363.00	
Repairs & Maintenance		9,856.00		1,785.00	
Fixtures and Fittings		640.00		259.99	
NA Almshouse Subscription		275.00		267.00	
Sundry Expenditure	6	144.69		152.95	
			16,022.77		7,074.39
Other Expenditure					
January 24 Outing		500.00		500.00	
Summer 24 Outing		700.00		1,216.15	
December 24 Outing		526.35			
		0.00	1,726.35		1,716.15
			17,749.12		8,790.54
Transfer between Funds					
Transfer to Extraordinary Repair Fund			0.00		
Total Payments			17,749.12		8,790.54
Transfer to account					
Net Receipts			19,949.34		200,000.00
					213,308.56
Bank Balance as at 31st December 2023 (22)					
			227,824.76		14,516.20
Bank Balance as at 31st December 2024(2023)			247,774.10		227,824.76

The Almshouse Charity of Raphael and Ann Sedgwick

Receipts and Payments Accounts for the Year Ended 31st December 2024

	2024	2023
2. Cyclical Maintenance Fund		
Receipts		
From Investments		
Charities Official Investment Fund	231.30	228.12
Payments		
Expenditure		
Repairs	231.30	228.12
Net Receipts	0.00	0.00
Investment as at 31st December 2023 (2022)	1,371.33	1,371.33
Investment as at 31st December 2024 (2023)	1,371.33	1,371.33
3. Extraordinary Repair fund		
Receipts		
From Investments		
Charities Official Investment Fund		
Payments		
Expenditure		
Repairs	0.00	0.00
Disposal of investment		35997.79
Net Receipts	0.00	(35,997.79)
Investment as at 31st December 2023 (2022)	17,229.79	53,227.58
Investment as at 31st December 2024 (2023)	17,229.79	17,229.79

The Almshouse Charity of Raphael and Ann Sedgwick

Statement of Assets and Liabilities as at Year Ended 31st December 2024

	Note	2024	2023
Monetary Assets			
Coop Community Direct Plus Account		18,313.25	9,258.90
Coop Business Select Instant Access Account		10,142.07	10,000.00
COIF Charities Deposit Account		219,251.78	208,565.86
		247,707.10	227,824.76

ents		2024	2023	Cost	TY	Total
Fund	COIF Income Shares	2,689.27	2,629.86	329.84	59.41	2,359.43
	Market Value			329.84		
Maintenance Fund	COIF Income Shares	8,497.21	8,309.50	1,371.33	187.71	7,125.88
	Market Value			1,371.33		
Primary Repair Fund	COIF Accumulation Shares	109,382.97	104,088.21	17,229.79	5,294.76	92,153.18
	Market Value			17,229.79		
		120,569.45	115,027.57	18,930.96	5,541.88	101,638.49

Other Assets

Freehold Property : 1-5 Pennwood Lane, Penn (containing 0.5 acres of land or thereabouts).

Liabilities

There were no liabilities outstanding at 31st December 2024.

Approved by the Trustees on 2024



Chairman

J.R. Hollington

~~07-05-24~~
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The Almshouse Ch
Income Reconciliation

	RENT PAYMENTS DUE					RENT PAYMENTS RECEIVED					BALANCE O/S										
	No 1	No 2	No 3	No 4	No 5	Total	No 1	No 2	No 3	No 4	No 5	Total	No 1	No 2	No 3	No 4	No 5	Total			
WCC	31-12-23 - 12-1-24	491.02				491.02	312.72					312.72	0.00					138.30	0.00	138.30	
	13.01.24-09.02.24	320.00				320.00	312.72					312.72	0.00	7.28	0.00	0.00	0.00	7.28	0.00	7.28	
	10.02.24-09.03.24	320.00				320.00	313.75					313.75	0.00	6.25	0.00	0.00	0.00	6.25	0.00	6.25	
	10.03.24-06.04.24	320.00				320.00	312.72					312.72	0.00	7.28	0.00	0.00	0.00	7.28	0.00	7.28	
	07.04.24-04.05.24	320.00				320.00	426.08					426.08	0.00		0.00	0.00	0.00	(106.08)	0.00	(106.08)	
	06.05.24-01.06.24	320.00				320.00	312.08					312.08	0.00	7.92	0.00	0.00	0.00	7.92	0.00	7.92	
	02.06.24-29.06.24	400.00				400.00	407.07					407.07	0.00		0.00	0.00	0.00	(7.07)	0.00	(7.07)	
	30.06.24-27.07.24	400.00				400.00	392.08					392.08	0.00	7.92	0.00	0.00	0.00	7.92	0.00	7.92	
	28.07.24-24.08.24	400.00				400.00	392.08					392.08	0.00	7.92	0.00	0.00	0.00	7.92	0.00	7.92	
	25.08.24-22.09.24	400.00				400.00	392.08					392.08	0.00	7.92	0.00	0.00	0.00	7.92	0.00	7.92	
	23.09.24-20.10.24	400.00				400.00	392.08					392.08	0.00	7.92	0.00	0.00	0.00	7.92	0.00	7.92	
	21.10.24-17.11.24	400.00				400.00	392.08					392.08	0.00	7.92	0.00	0.00	0.00	7.92	0.00	7.92	
18.11.24-15.12.24	400.00				400.00	392.08					392.08	0.00	7.92	0.00	0.00	0.00	7.92	0.00	7.92		
16.12.24-12.01-25													0.00		0.00	0.00	0.00				
Total	0.00	4,851.02	0.00	0.00	0.00	4,851.02	0.00	4,749.62	0.00	0.00	0.00	4,436.90	0.00	101.40	0.00	0.00	0.00	(36.90)			
Tenant	Jan 2024	346.67	346.67	346.67	346.67	1,386.68	346.67		2731.43	346.67	346.67	3,771.44	0.00	0.00		0.00	0.00	(2,384.79)	0.00	0.00	#####
	Feb 2024	346.67	346.67	346.67	346.67	1,386.68	346.67		693.34	346.67	346.67	1,733.35	0.00	0.00		0.00	0.00	(346.67)	0.00	0.00	(346.67)
	Mar 2024	346.67	346.67	346.67	346.67	1,386.68	346.67		346.67	346.67	347	1,387.01	0.00	0.00		0.00	0.00	(0.33)	0.00	0.00	(0.33)
	Apr 2024	346.67	346.67	346.67	346.67	1,386.68	346.67		461.3	346.67	428.6	1,501.31	0.00	0.00		0.00	0.00	(114.63)	0.00	0.00	(114.63)
	May 2024	346.67	346.67	346.67	346.67	1,386.68	346.67		428.6	346.67	443	1,742.99	0.00	0.00		0.00	0.00	(313.64)	0.00	0.00	(313.64)
	Jun 2024	433.33	433.33	433.33	433.33	1,733.32	433.33		433.33	433.33	433.33	1,299.99	0.00	0.00		0.00	0.00	(9.67)	0.00	0.00	(9.67)
	Jul 2024	433.33	433.33	433.33	433.33	1,733.32	433.33		433.33	433.33	428.39	1,728.36	0.00	0.00		0.00	0.00	4.94	0.00	0.00	4.94
	Aug 2024	433.33	433.33	433.33	433.33	1,733.32	433.33		433.33	433.33	428.39	1,728.38	0.00	0.00		0.00	0.00	4.94	0.00	0.00	4.94
	Sep 2024	433.33	433.33	433.33	433.33	1,733.32	433.33		433.33	433.33	428.39	1,728.38	0.00	0.00		0.00	0.00	4.94	0.00	0.00	4.94
	Oct 2024	433.33	433.33	433.33	433.33	1,733.32	433.33		433.33	433.33	443.21	1,743.20	0.00	0.00		0.00	0.00	(9.88)	0.00	0.00	(9.88)
	Nov 2024	433.33	433.33	433.33	433.33	1,733.32	433.33		433.33	433.33	433.33	1,733.32	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00
	Dec 2024	433.33	433.33	433.33	433.33	1,733.32	433.33		433.33	433.33	433.33	1,733.32	0.00	0.00		0.00	0.00	(10.00)	#####		
Total	0.00	4,851.02	0.00	0.00	0.00	4,851.02	0.00	4,749.62	0.00	0.00	0.00	4,749.62	0.00	101.40	0.00	0.00	0.00	101.40	0.00	101.40	
Tenant	4,766.66	0.00	4,766.66	4,766.66	4,534.95	18,834.93	4,766.66	0.00	7,498.09	4,766.66	4,534.95	21,566.36	0.00	0.00		0.00	0.00	(2,731.43)	0.00	(10.00)	#####
	4,766.66	4,851.02	4,766.66	4,766.66	4,534.95	23,685.95	4,766.66	4,749.62	7,498.09	4,766.66	4,534.95	26,315.98	0.00	0.00		0.00	0.00	(2,731.43)	0.00	(10.00)	#####

Note

EXPEND

Date	Expenditure	Coop Current	Coop Deposit	COIF Deposit	Water Costs	Electric Costs	Maint & Repairs	Gardening Costs	Other Items
02/01/24	EON	DD	25.09			25.09			Communal Electricity
08/01/24	NA Palmer		40				40		Window Cleaning
09/01/24	Wolverhampton CC		114					114	Green Bins
10/01/24	Parsons Plumbing and Property Se		220				220		Decorating and repairs
29/01/24	M Walton electrical Ltd		72				72		Repair storage heater no
29/01/24	Sainsbury's		15.5						Leaving gift for Celia
29/01/24	The Springhill		500						Residents Outing
01/02/24	EON		25.09			25.09			
07/02/24	LE Roofline		800				800		Clean Gutter Inspect Roo
15/02/24	NA Palmer		40				40		
10/02/24	Benjamin Puddy		250				250		Repairs to Chimneys
15/02/24	Benjamin Puddy		250				250		Repairs to Chimneys
26/02/24	Severn Trent Water		307.54		307.54				Water 6503887611
26/02/24	Severn Trent Water		307.54		307.54				Water 6502138898
2/3/2024	Severn Trent Water		294.2		294.2				Water 6503020968
01/03/24	eon		25.09			25.09			
17/03/2024	Julian Hollington		5.5						5.5 Parking
21/03/2024	Severn Trent Water		294.2		294.2				Water 6502584628
24-Mar-24	Severn Trent Water		294.2		294.2				Water 6503456293
02-Apr-24	eon		25.09			25.09			
09-Apr	NA Palmer		40				40		Window Cleaning
20-Apr	RA Aslam		165				165		Repairs to window
22-Apr	Adam Naylor		144					144	Gardening 8 th and 22 Apr
01-May	EON		25.09			25.09			
30-May	M Walton electrical Ltd		48				48		Electrical Repairs No3
20th May 24	Adam Naylor		144					144	6th & 20th May 24
03-Jun	EON		25.09			25.09			
06-Jun	NA Palmer		40				40		
17-Jun	Adam Naylor		164					164	3rd and 17th June 24
01-Jul	EON		25.09			25.09			
15-Jul	NA Palmer		40				40		
16-Jul	Parsons Plumbing and Property Se		1963				1963		
16/07/24	Stuart Hunt		1397				1397		
29-Jul	Adam Naylor		216					216	Gardening 1st 15th and 2
31/12/24	D W Western		640					640.00	Carpet No 2
03/08/24	Damp proof Solutions		90				90		
01/08/24	EON		25.09			25.09			
05/08/24	Benjamin Puddy		738.7				738.70		Deposit
08/08/24	J Hollington		3.00						3 Key cut
09/08/24	Damp proof Solutions		1350				1350		
09/08/24	Friends of St Barts		300					300.00	Coach
12-Aug	Cross Keys House Hotel		400					400.00	Summer Outing meal
17/08/24	Benjamin Puddy		1041.3				1041.3		Additional Deposit
20/08/24	Benjamin Puddy		455				455		Labour
03/09/24	Benjamin Puddy		245				245		Labour
26/08/24	Adam Naylor		144					144	12 & 26 Aug 24
02/09/24	EON		25.09			25.09			
25/09/24	Parsons Plumbing and Property Se		215				215		
01/10/24	EON		25.09			25.09			
24/09/24	Adam Naylor		144					144	
10/10/24	NA Palmer		40.00				40.00		
21/10/24	Adam Naylor		144					144	7TH & 21ST Oct 24
17/10/24	The Springhill		200.00						200 Deposit Christmas mee
31/10/24	Getorix Property		35.00						35
01/11/24	EON		25.09			25.09			
07/11/24	Jill Fieldhouse		47.47					47.47	Print Cartridges
18/11/24	Adam Naylor		144					144	4th & 18th Nov 24
22/11/24	M Walton electrical Ltd		36.00				36.00		
29/11/24	Tesco		4.00					4.00	Cards
29/11/24	Tesco		250.00					250.00	Gifts
30/11/24	Tesco		250.00					250.00	Gifts
02/12/24	EON		25.09			25.09			
02/12/24	NA Palmer		40.00				40.00		
02/12/24	Grout Insurance		1,185.32					1,185.32	Insurance
02/12/24	Getorix Property		35.00						35
06/12/24	The Almshouse Association		275.00					275.00	Subscription
06/12/24	Sainsbury's		73.22					73.22	Gifts
06/12/24	Sainsbury's		67.00					67.00	
09/12/24	Sainsbury's		12.00					12.00	Cards
08/12/24	The Spring hill		326.35					326.35	
16/12/24	Adam Naylor		144					144.00	2nd & 16 Dec 24
20/12/23	Parsons Plumbing and Property Se		240				240.00		
30/12/24	Getorix Property		35.00						35

17,816.12	0.00	0.00	1,497.68	301.08	9,856.00	1,502.00	4,659.36
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