

MONTAGUE ALMSHOUSE CHARITY

England & Wales · Charity number 217261

Details

Other names MONTAGUE ALMSHOUSES

Status Registered

Legal form Other

Registered 1963-05-06

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

Contact

Address 18 Aqueduct Close
Caerleon
Newport
Gwent
NP18 3PD

Phone 01291673607

Email ELORAC123@AOL.COM

Activities

Objects: 1) PROVISION AND MAINTENANCE OF ALMSHOUSES. 2) FOR THE BENEFIT OF THE ALMSPEOPLE.

Activities: provide housing accomodation for elderly people

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Elderly/old People

Geography

- **Area of benefit:** ANCIENT PARISHES OF CHEPSTOW AND LLANMARTIN
- Monmouthshire

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£37,041	£32,880	-	-
2023-12-31	£36,956	£23,823	-	-
2022-12-31	£36,045	£26,117	-	-
2021-12-31	£29,777	£49,584	-	-
2020-12-31	£29,270	£27,025	-	-

Trustees

Name	Role	Appointed
Rev Philip Averay	Chair	2017-10-24
Anita Burrett		2025-01-01
Dawn Jacqueline Emily Floyd		2025-03-01
Helen Elizabeth Livesey-Jones		2026-01-01
Jean-Marc LePeltier		2017-07-06
KEVIN DOUGLAS HIGGS		2017-02-02
Martin Somerville		2021-07-01
NOREEN SHAW		2014-05-01
Vanessa Homan		2026-01-01
Verena Evans		2019-09-12

MONTAGUE ALMSHOUSE CHARITY

England & Wales - Charity number 217261

Accounts

TRUSTEE'S ANNUAL REPORT

Registered Charity Number 217261

31st December 2024

The Charity constituted by a body of trustees operates under a Charity commission scheme dated 6th June 1958 and provides 10 rented accommodation units for persons who have resident in the Parish of Chepstow or Llanmartin.

The body of Trustees totalling seven shall consist of three ex-officio members who shall be the Vicar and Churchwardens of the Ecclesiastical Parish of Chepstow and 4 nominative Trustees, two appointed by the Urban District Council of Chepstow and two who shall be persons residing or carrying on business in the County of Monmouthshire.

Each appointment shall be made for a term of four years.

The names of the Trustees who served during the period Jan 1st 2024 to December 31st 2024 were:

The Rev. P Averay	Mrs Verena Evans	Mr K Higgs
Mrs N Shaw	Mrs N Colley-Priest	Mr Martin Sommerville
Mr M Lepeltier		

The address of the Charity is

The Vicarage, 25 Mount Way, Chepstow, Monmouthshire, NP16 5NF

Financial and operating information

The market value of the investments at 31st December 2024 increased by £23,790

Compared to an increase in 2023 of £42,311

Bank - HSBC, 12 Beaufort Square, Chepstow, Monmouthshire, NP16 5XJ

Independent Examiner

Mike Taylor, 1 Grange Park, St Arvans, Chepstow, NP16 6EA

MONTAGUE ALMSHOUSES 2024 FY Balance Overview Sheet
Year Ended 31st December 2024 - with PY 2023 Figures

RECEIPTS	2023	2024	PAYMENTS
Rental Income	£36,232	£36,247	Gas Heating
COIF	£724	£734	Electric
Other Receipts		£60	TV Licence
			Water
Total Receipts	£36,956	£37,041	Repairs / Decorating
			Electric/Plumbing work
			Insurance
			Almshouse Association
			Christmas Gifting
			Fire Certification
			Annual Audit
			Stationery/Mileage/Misc
			Legal Fees
			Honorarium
			Refurbishments
			Gas Boiler Service / Care Plan
			Bank Charges
			Misc Payment/Refunds
			TOTAL PAYMENTS
			TOTAL RECEIPTS
			EXCESS REC/PAY

2023	2024
£5,043	£6,680.04
£1,415	£0.00
£0	£0.00
£4,330	£4,193.50
£391	£3,559.19
£0	£0.00
£1,666	£1,737.84
£196	£0.00
£90	£183.50
£594	£397.72
£60	£60.00
£134	£6.85
£3,655	£0.00
£4,126	£4,126.00
£1,236	£11,284.28
£473	£0.00
£61	£60.00
£353	£591.00
£23,823	£32,879.92
£36,956	£37,041.00
£13,133	£4,161.08

MONTAGUE ALMSHOUSES 2024
Funds Overview - for year ended 31st December 2024

	2023	2024
Balance 1st January	£53,337	£66,470
Balance Money Manager	£10	£10
Total	£53,347	£66,480
Outstanding Cheques Cleared	£0	£0
Sub Total	£53,347	£66,480
Excess of Receipts / Payments	£13,133	£4,161
C/FWD	£66,470	£70,641
Balance 31st December	£66,470	£70,630
Balance Money Manager 31st December	£10	£11
Total	£66,480	£70,641
Outstanding Cheques	£0	£0
Total	£66,480	£70,641
Cyclical Repair Fund - Restricted Fund		
Balance 1st January	£17,421	£17,556
Interest earned	£135	£136
Balance 31st December	£17,556	£17,692

Sir Walter Montague Almshouses
Registered Charity Number 217261

Statement of Assets & Liabilities
Year Ending 31st December 2024

HSBC Operating Account		
HSBC Business Manager		
National Repair Fund of Almshouses - COIF/CCLA Accumulation Units- extra ordinary repair at 1450.77 units at Market Value		
Charities Official Investment Fund Income Units	Units	Value
Miss Mary Gillatt	600.77	£12,191.74
VHuntingford Morgan	347	£7,041.78
Walter Clifford Thomas	232	£4,708.05
Mary Burr	149	£3,023.70
TOTAL Income Units	1328.77	###
		Total

2023	2024	2024	2024
End Balance	End Balance	2024 Restricted Fund	2024 Unrestricted Fund
£66,470.00	£70,629.77		£70,629.77
£10.00	£10.70		£10.70
£17,556.12	£17,692.00	£17,692.00	
£359,791.00	£378,093.29	£378,093.29	
£11,922.28	£12,191.74		
£6,886.22	£7,041.78		
£4,604.04	£4,708.05		
£2,956.90	£3,023.70		
£26,369.44	£26,965.27		
£496,566.00	£520,356.30	£395,785.29	£70,640.47

**YOY Growth of
4.70%**

INDEPENDENT EXAMINERS REPORT
TO THE TRUSTEES OF SIR WALTER MONTAGUE ALMSHOUSES

Charity Number 217260 *g*

I report on the accounts of the Charity for the year ended 31st December 2024, which are set out in Pages 1 to 4.

Respective responsibilities of the Trustees and examiner

As the Charity's Trustees you are responsible for the preparation of the accounts; you consider that the audit requirement of section 43(2) of the Charities Act 1993 (as amended) (the Act) does not apply. It is my responsibility to examine the accounts (under section 43(3) (a) of the Act and state on the basis of procedures specified in the General directions given by the Charity Commission under section 43(7) (b) of the Act, whether particular matters have come to my attention.

Basis of Independent examiner's report

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 the consideration of any unusual items or disclosures in the accounts, and seeking explanation from you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

Independent examiner's statement

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

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

- a) To keep accounting records in accordance with section 41 of the Act (as amended)
- b) To prepare the accounts which accord with the accounting records and to comply with the accounting requirements of the Act (as amended), have not been met, or to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed 

Date *20/11/2024*

Name – Mike Taylor, 1 Grange Park, St Arvans, NP16 6EA

MONTAGUE ALMSHOUSE CHARITY

England & Wales - Charity number 217261

Accounts

SIR WALTER MONTAGUE ALMSHOUSES
TRUSTEE'S ANNUAL REPORT

Registered Charity Number 217261

31st December 2023

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The Rev. P Averay	Mrs Verena Evans	Mr K Higgs
Mrs N Shaw	Mrs N Colley-Priest	Mr Martin Sommerville
Mr M Lepeltier		

The address of the Charity is

The Vicarage, 25 Mount Way, Chepstow, Monmouthshire, NP16 5NF

Financial and operating information

The market value of the investments at 31st December 2023 increased by £42,311

Compared to a decrease in 2022 of £34,778

Other information – Flat 10 was unoccupied from the 24th September until 31st December due to refurbishment

Bank - HSBC, 12 Beaufort Square, Chepstow, Monmouthshire, NP16 5XJ

Independent Examiner

Mike Taylor, 1 Grange Park, St Arvans, Chepstow, NP16 6EA

Montague Receipts and Payment Accounts
Year Ended 31st December 2023 - with PY 2022 Figures

RECEIPTS	2022	2023	PAYMENTS	2022	2023
Maintenance	£35,010	£36,232	Gas Heating	£4,488	£5,043
COIF	£722	£724	Electric	£1,847	£1,415
Other Receipts	£313		TV Licence	£0	£0
			Water	£4,185	£4,330
Total Receipts	£36,045	£36,956	Repairs / Decorating	£3,182	£391
			Electric/Plumbing work	£180	£0
			Insurance	£1,540	£1,666
			Almshouse Association	£187	£196
			Christmas Gifting	£100	£90
			Fire Certification	£0	£594
			Annual Audit	£60	£60
			Stationery/Mileage/Misc	£183	£134
			Legal Fees	£0	£3,655
			Honorarium	£3,843	£4,126
			Refurbishments	£6,259	£1,236
			Gas Boiler Service / Care Plan	£0	£473
			Bank Charges	£63	£61
			Misc Payment/Refunds	£0	£353
			TOTAL PAYMENTS	£26,117	£23,823
			TOTAL RECEIPTS	£36,045	£36,956
			EXCESS REC/PAY	£9,928	£13,133

Approved on behalf of the Trustees

Chairman.....

Date

Sir Walter Montague Almshouses
Registered Charity Number 217261

Movement in Funds - for year ended 31st December 2023

	2022	2023
Balance 1st January	£43,409	£53,337
Balance Money Manager	£10	£10
Total	£43,419	£53,347
Outstanding Cheques Cleared	£0	£0
Sub Total	£43,419	£53,347
Excess of Receipts / Payments	£9,928	£13,133
C/FWD	£53,347	£66,470
Balance 31st December	£53,337	£66,470
Balance Money Manager 31st December	£10	£10
Total	£53,347	£66,480
Outstanding Cheques	£0	£0
Total	£53,347	£66,480
Cyclical Repair Fund - Restricted Fund		
Balance 1st January	£17,405	£17,421
Interest earned	£16	£135
Balance 31st December	£17,421	£17,556

Approved on behalf of the Trustees

Chairman.....

Date

Sir Walter Montague Almshouses
Registered Charity Number 217261

Statement of Assets & Liabilities
Year Ending 31st December 2023

	HSBC Operating Account	
	HSBC Business Manager	
	Cyclical Repair Fund	
	National Association of Almshouses - COIF/CCLA Accumulation Units- extra ordinary repair at 1450.77 units at Market Value	
	Charities Official Investment Fund Income Units	Units
	Value	
	Miss Mary Gillatt	600.77
	VHuntingford Morgan	347
	Walter Clifford Thomas	232
	Mary Burr	149
	TOTAL Income Units	1328.77
		£26,369.44
	Total	

Growth on COIF/CCLA Shares of £42,311 vs 2022 where a loss of £34,778 was made

Tangible Fixed Asset St MARY Street Chepstow with Almshouse building thereon - insured value of £

Approved on behalf of the Trustees

Chairman.....

2022	2023		
End Balance	End Balance	2023 Restricted Fund	2023 Unrestricted Fund
£53,337	£66,470		£66,470
£10	£10		£10
£17,421	£17,556	£17,556	
£319,732	£359,791	£359,791	
£24,117	£26,369		£26,369
£414,617	£470,197	£377,348	£92,849

778,857 vs 2022 value of £717,821 (8.5% growth)

Date

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...

INDEPENDENT EXAMINERS REPORT

TO THE TRUSTEES OF SIR WALTER MONTAGUE ALMSHOUSES

I report on the accounts of the Charity for the year ended 31st December 2023, which Pages 1 to 4.

Respective responsibilities of the Trustees and examiner

As the Charity's Trustees you are responsible for the preparation of the accounts; you audit requirement of section 43(2) of the Charities Act 1993 (as amended) (the Act) and my responsibility to examine the accounts (under section 43(3) (a) of the Act and statutory procedures specified in the General directions given by the Charity Commission under of the Act, whether particular matters have come to my attention.

Basis of Independent examiner's report

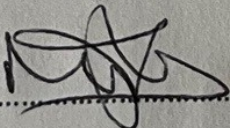
My examination was carried out in accordance with the General Directions given by the Commission. An examination includes a review of the accounting records kept by the comparison of the accounts presented with those records. It also includes the consideration of unusual items or disclosures in the accounts, and seeking explanation from you as Trustees on any such matters. The procedures undertaken do not provide all the evidence that would be obtained in an audit, and consequently I do not express an audit opinion on the view given by the Trustees.

Independent examiner's statement

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

Which gives me reasonable cause to believe that in any material respect the requirements of the Act are not met:

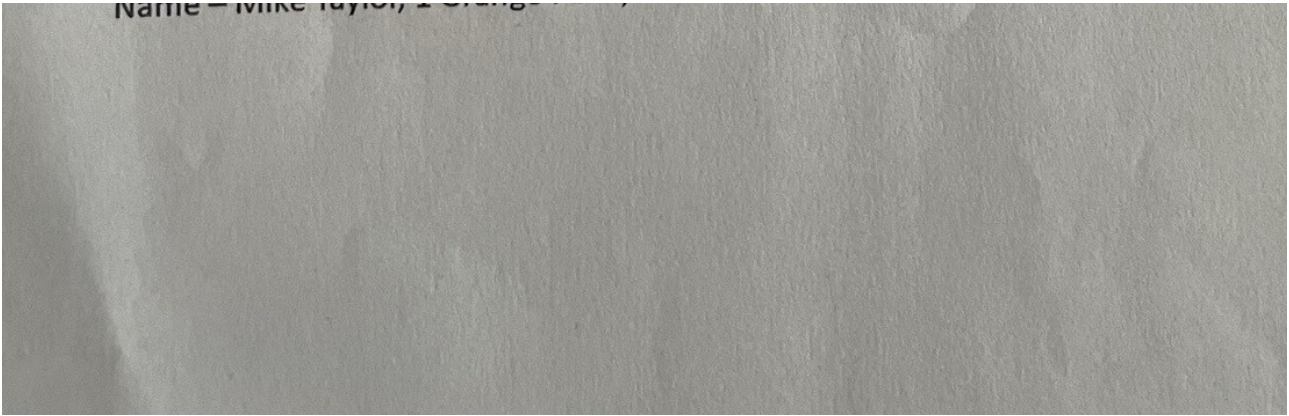
- a) To keep accounting records in accordance with section 41 of the Act (as amended)
- b) To prepare the accounts which accord with the accounting records and to comply with the accounting requirements of the Act (as amended), have not been met, or to draw attention to any such matters in my opinion, attention should be drawn in order to enable a proper understanding to be reached.

Signed


Date 8

Name: Mike Taylor, 1 Grange Park, St Arvans, NP16 6EA

Name - MIKE Taylor, 2018



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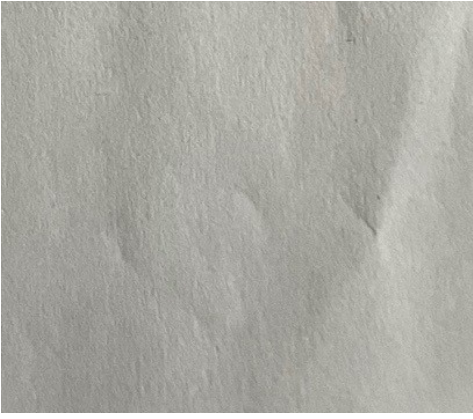
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INDEPENDENT EXAMINERS REPORT
TO THE TRUSTEES OF SIR WALTER MONTAGUE ALMSHOUSES

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Signed



Date 8.12.24

Name – Mike Taylor, 1 Grange Park, St Arvans, NP16 6EA

MONTAGUE ALMSHOUSE CHARITY

England & Wales - Charity number 217261

Accounts

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**SIR WALTER MONTAGUE ALMSHOUSES
TRUSTEES ANNUAL REPORT
and
ACCOUNTS
For the year ended 31st December 2022**

Receipts and Payments Account	Page 1
Analysis of Movement in Funds	Page 2
Statement of Assets and Liabilities	Page 3
Accounting Policies	Page 4
Trustees Annual Report	Page 5

RECEIPTS AND PAYMENTS ACCOUNT
For the year ended 31st December 2022
(with comparisons for 2021)

RECEIPTS	2021	2022	PAYMENTS	2021	2022
Maintenance and heating	29074	35010	Gas Heating	4864	4488
COIF	703	722	Electricity	657	1847
Gas refund	-	313	TV Licence	-	-
			Water Rates	3942	4185
TOTAL RECEIPTS	29777	36045	Repairs & Decoration	932	3182
			Electrical & Plumbing	92	180
			Insurance	1447	1540
			Almshouse Association	-	187
			Christmas Gifts	169	100
			Fire Protection	460	-
			Audit	60	60
			Stationery, phone etc	170	183
			Refund of maintenance charge		-
			Advertising		-
			Honorarium	3858	3843
			Refurbishment	32510	6259
			Gas Boiler service & Care Plan	423	-
			Bank charges		63
			TOTAL PAYMENTS	49584	26117
			EXCESS REC/PAY	19807	9928
-			TOTAL RECEIPTS	29777	36045

Approved on behalf of the Trustees

Chairman

Date

MOVEMENT IN FUNDS

For the year ended 31st December 2022

(with comparisons for 2021)

Analysis of movement in funds

2021

2022

Balance 1 st January	63398	43409
Balance Money Manager 1 st January	10	10
	63408	43419
Outstanding cheques cleared	182	
Sub total	63226	43419
Excess of receipts/payments	19807	9928
C/FWD	43419	53347

Balance 31 st December	43409	53337
Balance Money Manager 31 st December	10	10
	43419	53347
Outstanding cheques		
	43419	53347

Cyclical Repair Fund – Restricted Fund

Balance 1 st January	17403	17405
Interest earned	2	16
Balance 31 st December	17405	17421

Approved on behalf of the Trustees

Chairman

Date

STATEMENT OF ASSETS AND LIABILITIES

For the year ending 31st December 2022

(with comparisons for 2021)

Cash at bank and investments at market value

2021	2022	Total	Restricted Fund	Unrestricted Fund																		
43409	HSBC operating account	53337		53337																		
10	HSBC Business Manager	10		10																		
17405	Cyclical Repair Fund National Savings Bank	17421	17421																			
351338	The National Association of Almshouses COIF Accumulation units – extra ordinary repair 1450.77 units at market value	319732	319732																			
27289	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Charities Official Investment Fund Income Units</th> <th style="text-align: right;">No of Units</th> <th style="text-align: right;">Market Value</th> </tr> </thead> <tbody> <tr> <td>Miss Mary Gillatt</td> <td style="text-align: right;">600.77</td> <td style="text-align: right;">10904</td> </tr> <tr> <td>V Huntingford Morgan</td> <td style="text-align: right;">347.00</td> <td style="text-align: right;">6298</td> </tr> <tr> <td>Walter Clifford Thomas</td> <td style="text-align: right;">232.00</td> <td style="text-align: right;">4211</td> </tr> <tr> <td>Mary Burr</td> <td style="text-align: right;">149.00</td> <td style="text-align: right;">2704</td> </tr> <tr> <td>Total COIF Income units</td> <td style="text-align: right;">1328.77</td> <td style="text-align: right;">24117</td> </tr> </tbody> </table>	Charities Official Investment Fund Income Units	No of Units	Market Value	Miss Mary Gillatt	600.77	10904	V Huntingford Morgan	347.00	6298	Walter Clifford Thomas	232.00	4211	Mary Burr	149.00	2704	Total COIF Income units	1328.77	24117	24117		24117
Charities Official Investment Fund Income Units	No of Units	Market Value																				
Miss Mary Gillatt	600.77	10904																				
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Mary Burr	149.00	2704																				
Total COIF Income units	1328.77	24117																				
439451		414617	337153	77464																		

Tangible Fixed Asset

Land situated at the north end of St. Mary Street Chepstow with Almshouse building thereon - insured value £717,821 (2021 £655,064)

Approved on behalf of the Trustees

Loss of £34,778 on COIF shares

Chairman

Date

ACCOUNTING POLICIES
Year ended 31st December 2022

1. The accounts have been prepared under the historical cost basis as modified by the revaluation of investments and in accordance with the Charities (Accounts and Reports) Regulation 1995
2. Income and expenditure has been dealt with on a cash basis
3. Legacy income is reported on a cash basis and recorded when notified and remitted to the Charity
4. Investments arising from bequests are recorded at market value at the financial year end
5. Under section 41(1) of the Charities Act 1993 (as amended) the Trustees shall ensure that accounting records are kept in respect of the charity which are sufficient to show and explain all the charity's transactions and to
 - (a) disclose at any time, with reasonable accuracy, the financial position of the charity
 - and
 - (b) enable the Trustees to ensure that where any statements of accounts are prepared by them under section 42(1) and (3) those statements comply with the requirements of regulations under that provision

SIR WALTER MONTAGUE ALMSHOUSES
TRUSTEES' ANNUAL REPORT
Registered Charity Number 217261
31st December 2022

Page 5

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The body of Trustees totaling seven shall consist of three ex-officio member who shall be the Vicar and Churchwardens of the Ecclesiastical Parish of Chepstow and four nominative Trustees, two appointed by the Urban District Council of Chepstow and two who shall be persons residing or carrying on business in the County of Monmouthshire

Each appointment shall be made for a term of four years

The names of the Trustees who served during the period Jan1st 2021 to December 31st 2022 were:

The Rev. P Averay	Mrs Verena Evans	Mr K Higgs
Mrs N Shaw	Mrs N Colley-Priest	Mr Martin Somerville
Mr M Lepeltier		

The address of the Charity is:

The Vicarage, 25 Mount Way, Chepstow, Monmouthshire. NP16 5NF

Financial and operating information

The market value of investments at 31st December 2022 decreased by £34778 (9.1%) compared to an increase in 2021 of £55604 (16.33%)

Other information

Units were fully occupied

Bank:

HSBC. 12 Beaufort Square, Chepstow Monmouthshire NP16 5XJ

Independent Examiner:

Mr P Bennett, 22 Clearview, Shirenewton

On behalf of the Trustees

Chairman

Date:

**INDEPENDENT EXAMINERS REPORT
TO THE TRUSTEES OF SIR WALTER MONTAGUE ALMSHOUSES**

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

.....
Mr P Bennett
22 Clearview
Shirenewton
Monmouthshire

Date:

MONTAGUE ALMSHOUSE CHARITY

England & Wales - Charity number 217261

Accounts

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**SIR WALTER MONTAGUE ALMSHOUSES
TRUSTEES ANNUAL REPORT
and
ACCOUNTS
For the year ended 31st December 2021**

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RECEIPTS AND PAYMENTS ACCOUNT
For the year ended 31st December 2021
(with comparisons for 2020)

RECEIPTS	2020	2021	PAYMENTS	2020	2021
Maintenance and heating	28559	29074	Gas Heating	4969	4864
COIF	689	703	Electricity	642	657
Refund TV Licence	15		TV Licence	15	-
Overpayment on bins	7		Water Rates	3868	3942
TOTAL RECEIPTS	29270	29777	Repairs & Decoration	1266	932
			Electrical & Plumbing	1489	92
			Insurance	1410	1447
			Almshouse Association	361	-
			Christmas Gifts	NIL	169
			Fire Protection	113	460
			Audit	50	60
			Stationery, phone etc	718	170
			Refund of maintenance charge	278	
			Advertising	NIL	
			Honorarium	3000	3858
			Refurbishment	8020	32510
			Gas Boiler service & Care Plan	597	423
			Petty Cash	229	-
			TOTAL PAYMENTS	27025	49584
			EXCESS REC/PAY	2245	19807
-			TOTAL RECEIPTS	29270	29777

Approved on behalf of the Trustees

Chairman 

Date 19.5.2022

MOVEMENT IN FUNDS
For the year ended 31st December 2021
(with comparisons for 2020)

Analysis of movement in funds

2020

2021

Balance 1 st January	60911	63398
Balance Money Manager 1 st January	10	10
		63408
Outstanding cheques cleared		182
Outstanding chq 100922 from 2020 cancelled £60		
Sub total	60921	63226
Excess of receipts/payments	2245	19807
C/FWD	63166	43419

Balance 31 st December	63398	43409
Balance Money Manager 31 st December	10	10
	63408	43419
Outstanding cheques	242	
	63166	43419

Cyclical Repair Fund – Restricted Fund

Balance 1 st January	17279	17403
Interest earned	124	2
Balance 31 st December	17403	17405

Approved on behalf of the Trustees

Chairman 

Date 19.5.2022

STATEMENT OF ASSETS AND LIABILITIES

For the year ending 31st December 2021

(with comparisons for 2020)

Cash at bank and investments at market value

2020	2021	Total	Restricted Fund	Unrestricted Fund																		
63398	HSBC operating account	43409		43409																		
10	HSBC Business Manager	10		10																		
92	Petty Cash	nil		nil																		
17403	Cyclical Repair Fund National Savings Bank	17405	17405																			
299140	The National Association of Almshouses COIF Accumulation units – extra ordinary repair 1450.77 units at market value	351338	351338																			
23885	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Charities Official Investment Fund Income Units</th> <th style="text-align: right;">No of Units</th> <th style="text-align: right;">Market Value</th> </tr> </thead> <tbody> <tr> <td>Miss Mary Gillatt</td> <td style="text-align: right;">600.77</td> <td style="text-align: right;">12338</td> </tr> <tr> <td>V Huntingford Morgan</td> <td style="text-align: right;">347.00</td> <td style="text-align: right;">7126</td> </tr> <tr> <td>Walter Clifford Thomas</td> <td style="text-align: right;">232.00</td> <td style="text-align: right;">4765</td> </tr> <tr> <td>Mary Burr</td> <td style="text-align: right;">149.00</td> <td style="text-align: right;">3060</td> </tr> <tr> <td>Total COIF Income units</td> <td style="text-align: right;">1328.77</td> <td style="text-align: right;">27289</td> </tr> </tbody> </table>	Charities Official Investment Fund Income Units	No of Units	Market Value	Miss Mary Gillatt	600.77	12338	V Huntingford Morgan	347.00	7126	Walter Clifford Thomas	232.00	4765	Mary Burr	149.00	3060	Total COIF Income units	1328.77	27289	27289		27289
Charities Official Investment Fund Income Units	No of Units	Market Value																				
Miss Mary Gillatt	600.77	12338																				
V Huntingford Morgan	347.00	7126																				
Walter Clifford Thomas	232.00	4765																				
Mary Burr	149.00	3060																				
Total COIF Income units	1328.77	27289																				
403928		439451	368743	70708																		

Tangible Fixed Asset

Land situated at the north end of St. Mary Street Chepstow with Almshouse building thereon - insured value £655,064 (2020 £639,014)

Approved on behalf of the Trustees

Chairman 

Date 19.5.2022

ACCOUNTING POLICIES

Year ended 31st December 2021

1. The accounts have been prepared under the historical cost basis as modified by the revaluation of investments and in accordance with the Charities (Accounts and Reports) Regulation 1995
2. Income and expenditure has been dealt with on a cash basis
3. Legacy income is reported on a cash basis and recorded when notified and remitted to the Charity
4. Investments arising from bequests are recorded at market value at the financial year end
5. Under section 41(1) of the Charities Act 1993 (as amended) the Trustees shall ensure that accounting records are kept in respect of the charity which are sufficient to show and explain all the charity's transactions and to
 - (a) disclose at any time, with reasonable accuracy, the financial position of the charity
 - and
 - (b) enable the Trustees to ensure that where any statements of accounts are prepared by them under section 42(1) and (3) those statements comply with the requirements of regulations under that provision

SIR WALTER MONTAGUE ALMSHOUSES
TRUSTEES' ANNUAL REPORT
Registered Charity Number 217261
31st December 2021

Page 5

The Charity constituted by a body of trustees operates under a Charity Commission scheme dated 6th June 1958 and provides ten rented accommodation units for persons who have resident in the Parish of Chepstow or Llanmartin.

The body of Trustees totaling seven shall consist of three ex-officio member who shall be the Vicar and Churchwardens of the Ecclesiastical Parish of Chepstow and four nominative Trustees, two appointed by the Urban District Council of Chepstow and two who shall be persons residing or carrying on business in the County of Monmouthshire

Each appointment shall be made for a term of four years

The names of the Trustees who served during the period Jan^{1st} 2020 to December 31st 2020 were:

The Rev. P Averay	Mrs Verena Evans
Cllr D Dovey	Mr K Higgs
Mrs N Shaw	Mrs N Colley-Priest
Mr A Griffith	Mr Martin Somerville
Mr M Lepeltier	

The address of the Charity is:

The Vicarage, 25 Mount Way, Chepstow, Monmouthshire. NP16 5NF

Financial and operating information

The market value of investments at 31st December 2021 increased by £55,604 (16.33%) compared to an increase in 2020 of £55,606 (9.86%)

Other information

In total , units were unoccupied for a total of 49 weeks while refurbishments were carried out on four units

Bank:

HSBC. 12 Beaufort Square, Chepstow Monmouthshire NP16 5XJ

Independent Examiner:

Mr P Bennett, 22 Clearview, Shirenewton

On behalf of the Trustees

Chairman



Date: 19.5.2022

**INDEPENDENT EXAMINERS REPORT
TO THE TRUSTEES OF SIR WALTER MONTAGUE ALMSHOUSES**

I report on the accounts of the Charity for the year ended 31st December 2021 which are set out in pages 1 to 4

Respective responsibilities of the Trustees and examiner

As the Charity's Trustees you are responsible for the preparation of the accounts; you consider that the audit requirement of section 43(2) of the Charities Act 1993 (as amended) (the Act) does not apply. It is my responsibility to examine the accounts (under section 43(3) (a) of the Act and state on the basis of procedures specified in the General Directions given by the Charity Commission under section 43(7)(b) of the Act, whether particular matters have come to my attention

Basis of independent examiner's report

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 explanation from you as Trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts

Independent examiner's statement

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

which gives me reasonable cause to believe that in any material respect the requirements

- a) to keep accounting records in accordance with section 41 of the Act (as amended)
and
- b) to prepare accounts which accord with the accounting records and to comply with the accounting requirements of the Act (as amended)
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

.....
Mr P Bennett
22 Clearview
Shirenewton
Monmouthshire

Date:

MONTAGUE ALMSHOUSE CHARITY

England & Wales - Charity number 217261

Accounts

/

**SIR WALTER MONTAGUE ALMSHOUSES
TRUSTEES ANNUAL REPORT
and
ACCOUNTS
For the year ended 31st December 2020**

Receipts and Payments Account	Page 1
Analysis of Movement in Funds	Page 2
Statement of Assets and Liabilities	Page 3
Accounting Policies	Page 4
Trustees Annual Report	Page 5

RECEIPTS AND PAYMENTS ACCOUNT
For the year ended 31st December 2020
(with comparisons for 2019)

RECEIPTS	2019	2020	PAYMENTS	2019	2020
Maintenance and heating	28137	28559	Gas Heating	3757	4969
COIF	675	689	Electricity	591	642
Refund TV Licence		15	TV Licence	22	15
Overpayment on bins		7	Water Rates	3800	3868
TOTAL RECEIPTS	28812	29270	Repairs & Decoration	NIL	1266
			Electrical & Plumbing	2337	1489
			Insurance	1443	1410
			Almshouse Association	170	361
			Christmas Gifts	80	NIL
			Fire Protection	371	113
			Audit	50	50
			Stationery, phone etc	235	718
			Refund of maintenance charge	272	278
			Advertising	NIL	NIL
			Honorarium	3673	3000
			Refurbishment		8020
			Gas Boiler service & Care Plan	501	597
			Petty Cash		229
			TOTAL PAYMENTS	17302	27025
			EXCESS REC/PAY	11510	2245
-			TOTAL RECEIPTS	28812	29270

Approved on behalf of the Trustees

Chairman
.....

Date

SIR WALTER MONTAGUE ALMSHOUSES
Page 2
Registered Charity Number 217261

MOVEMENT IN FUNDS
For the year ended 31st December 2020
(with comparisons for 2019)
Analysis of movement in funds
2020

2019

Balance 1 st January	49401	60911
Balance Money Manager 1 st January	10	10
Outstanding cheques cleared		
Sub total	49411	60921
Excess of receipts/payments	11510	2245
C/FWD	60921	63166

Balance 31 st December	60911	63398
Balance Money Manager 31 st December	10	10
Outstanding cheques	NIL	242
	60921	63166

Cyclical Repair Fund - Restricted Fund

Balance 1 st January	17142	17279
Interest earned	137	124
Balance 31 st December	17279	17403

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Approved on behalf of the Trustees

Chairman
.....

Date

SIR WALTER MONTAGUE ALMSHOUSES
Registered Charity Number 217261

Page 3

STATEMENT OF ASSETS AND LIABILITIES
Cash at bank and investments at market value

2019	2020	Total	Restrict ed Fund	Unrestrict ed Fund									
60911	HSBC operating account	63398		63398									
10	HSBC Business Manager	10		10									
NIL	Petty Cash	92		92									
17279	Cyclical Repair Fund National Savings Bank	17403	17403										
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Charities Official Investment Fund Income Units	No of Units	Marke t Value											
Miss Mary Gillatt	600.7 7	10799											
V Huntingford Morgan	347.0	6238											

		0		23885		238
	Walter Clifford Thomas	232.0	4170			85
		0				
	Mary Burr	149.0	2678			
		0				
	Total COIF Income units		23885			
3730				4039	316543	87385
43				28		

Tangible Fixed Asset

Land situated at the north end of St. Mary Street Chepstow with Almshouse building thereon - insured value £639,014 (2019 £626,463)

Approved on behalf of the Trustees

Chairman

Date

SIR WALTER MONTAGUE ALMSHOUSES
Registered Charity Number 217261

Page 4

ACCOUNTING POLICIES
Year ended 31st December 2020

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|-------------------|---------------------|
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| Mrs N Shaw | Mrs N Colley-Priest |
| Mr M Lepeltier | Mr A Griffith |

The address of the Charity is:
The Vicarage, 25 Mount Way, Chepstow, Monmouthshire. NP16 5NF

Financial and operating information

The market value of investments at 31st December 2020 increased by £30793 (9.86%) compared to an increase in 2019 of £52050 (20.01%)

Other information

One unit was empty for nine weeks for refurbishment.

Bank:

HSBC. 12 Beaufort Square, Chepstow Monmouthshire NP16 5XJ

Independent Examiner:

Mr P Bennett, 22 Clearview, Shirenewton

On behalf of the Trustees

Chairman

Date:

INDEPENDENT EXAMINERS REPORT

TO THE TRUSTEES OF SIR WALTER MONTAGUE ALMSHOUSES

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Basis of independent examiner’s report

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Mr P Bennett
22 Clearview
Shirenewton
Monmouthshire

Date: