

TOWN LANDS OF WANTAGE

England & Wales · Charity number 218441

Details

Status Registered

Legal form Other

Registered 1963-06-24

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

Contact

Address 133 Stockham Park
Wantage
OX12 9HJ

Phone 01235767355

Email townlands12@gmail.com

Activities

Objects: THE UPKEEP OF 18 ALMSHOUSES AND THE PAYMENT OF PENSIONS TO THE INMATES OF SUCH ALMSHOUSES AND OTHERS AND THE PAYMENT OF SMALL ANNUAL SUMS TO THE CHURCH FOR CHARITABLE PURPOSES.

Activities: providing almshouses for the people of Wantage.

Classification

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

Geography

- **Area of benefit:** WANTAGE AND THE IMMEDIATE NEIGHBOURHOOD
- Oxfordshire

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£117,382	£53,290	-	-
2023-12-31	£111,044	£81,676	-	-
2022-12-31	£97,273	£67,788	-	-
2021-12-31	£45,584	£27,079	-	-
2020-12-31	£104,340	£20,157	-	-

Trustees

Name	Role	Appointed
Stephen Trinder	Chair	2014-09-24
Alan Howell		2018-10-01
Christina Haddrell		2023-03-09
IAN HERMON		2000-03-01
IAN MEAD		2018-10-01
Ian Smith		2024-03-14
MR TERRY GASHE		2015-03-24
Michael Cooper		2020-03-12
Michael Haddrell		2021-09-23
ROBERT SHARP		
Terence Randall		2024-12-05
WILLIAM ROYCROFT		2013-04-14

Linked charities

- THOMAS FEWSON EAGLES (218441-1)

TOWN LANDS OF WANTAGE

England & Wales - Charity number 218441

Accounts

Charity registration number 218441

WANTAGE TOWN LANDS (MILL STREET)
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

WANTAGE TOWN LANDS (MILL STREET)

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees

Mr R Sharp
Mr I Hermon
Mr W J Roycroft
Mr S Trinder - Chairman
Mr T A Gashe
Mr M Cooper
Mr I Mead
Mr M Haddrell
Ms C Haddrell
Mr A Howell
Mr I Smith

(Appointed 14 March 2024)

Charity number

218441

Principal address

Mrs C L Clubb
133 Stockham Park
Wantage
Oxfordshire
OX12 9HJ

Independent examiner

Chapman Worth Limited
2 The Old Estate Yard
High Street
East Hendred
Wantage
Oxfordshire
OX12 8JY

WANTAGE TOWN LANDS (MILL STREET)

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WANTAGE TOWN LANDS (MILL STREET)

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2024

The trustees present their annual report and financial statements for the year ended 31 December 2024.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's constitution, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)"

Objectives and activities

The charity aims to help people with little capital, and restricted income, by providing low cost accommodation in the town of Wantage.

The trustees invite applications from appropriate people, and maintain a waiting list, so that, as vacancies become available, persons on said list have the opportunity to avail of almshouse residency.

During the year, Wantage Town Lands (Mill Street) has carried out its public benefit duty and its duty with regard to the objectives of the charity. The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Achievements and performance

The 8 properties are checked biannually for legionnaires disease. The properties were professionally checked in November 2023 and all were declared free of this problem. The next legionnaires check is due in 2025.

We continued with our regular program of redecoration and general maintenance.

To continue to administer the affairs of the almshouses with probity and fairness, and to continue to maintain all the properties in good and safe order.

Financial review

During this financial year the charity made a surplus of £34,594 (2023 £32,048).

Current Assets stood at £309,090 (2023 £278,886). Total assets less current liabilities stood at £565,296 (2023 £530,702).

It is the policy of the charity that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to not less than twelve months' expenditure. The trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the charity's current activities while consideration is given to ways in which additional funds may be raised.

Freely available reserves total £308,208 for the year ended 2024 which exceed the reserves policy by approximately £281,435. Trustees' plans for reserves exceeding the reserves policy are that they recognise, given the age of the premises, there may come a time when a major programme of refurbishment will be necessary and the money will be available for such purposes.

The trustees have assessed the major risks to which the charity is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

WANTAGE TOWN LANDS (MILL STREET)

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

Structure, governance and management

The charity is an unincorporated charity registered with the Charities Commission for England and Wales governed by constitution.

The trustees who served during the year and up to the date of signature of the financial statements were:

Mr R Sharp

Mr I Hermon

Mr W J Roycroft

Mr S Trinder - Chairman

Mr T A Gashe

Mr M Cooper

Mr I Mead

Mr M Haddrell

Ms C Haddrell

Mr A Howell

Mr I Smith

(Appointed 14 March 2024)

- 1) Trustees shall be appointed after due discussion at a full meeting
- 2) The trustees may appoint any person who is willing to act as a trustee, and is not disbarred under the rules of the Charity Commission, and does not take the total number of trustees above twelve.
- 3) Any trustee may put forward an individual for consideration.

The Trustees are responsible for preparing the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Standards. Charity law requires the Trustees to prepare Financial Statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the surplus or deficit of the Charity for that year. In preparing those Financial Statements the Trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- Prepare the Financial Statements on the going concern basis unless it is inappropriate to presume that 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. They are also responsible for safeguarding the assets of the Charity and hence, for taking reasonable steps for the prevention and detection of fraud and other irregularities.

- 1) The charity is to be administered by the trustees.
- 2) The charity shall have a secretary and a treasurer, the latter role rotating amongst the trustees, with the office held for one year.
- 3) All trustees have the same legal duties and responsibilities.
- 4) A trustee may not appoint anyone to act on his or her behalf at meetings.

WANTAGE TOWN LANDS (MILL STREET)

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

The trustees' report was approved by the Board of Trustees.



.....
Mr S Trinder

Trustee

Dated: 14/4/25

WANTAGE TOWN LANDS (MILL STREET)

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF WANTAGE TOWN LANDS (MILL STREET)

I report to the trustees on my examination of the financial statements of Wantage Town Lands (Mill Street) (the charity) for the year ended 31 December 2024.

Responsibilities and basis of report

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 (the 2011 Act).

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

I understand that this has been done in order for financial statements to provide a true and fair view in accordance with Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the charity as required by section 130 of the 2011 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.



Anna Chapman FCA
Chapman Worth Limited
2 The Old Estate Yard
High Street
East Hendred
Wantage
Oxfordshire
OX12 8JY

Dated: 30/4/25

WANTAGE TOWN LANDS (MILL STREET)

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2024

	Notes	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Income from:			
Charitable activities	2	40,933	39,299
Investments	3	19,981	12,184
Total income		<u>60,914</u>	<u>51,483</u>
Charitable activities	4	<u>30,752</u>	<u>21,748</u>
Net gains on investments	8	<u>4,432</u>	<u>2,313</u>
Net income and movement in funds		<u>34,594</u>	<u>32,048</u>
Reconciliation of funds:			
Fund balances at 1 January 2024		<u>530,702</u>	<u>498,654</u>
Fund balances at 31 December 2024		<u><u>565,296</u></u>	<u><u>530,702</u></u>

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

WANTAGE TOWN LANDS (MILL STREET)

STATEMENT OF FINANCIAL POSITION

AS AT 31 DECEMBER 2024

	Notes	2024		2023	
		£	£	£	£
Fixed assets					
Tangible assets	10		120,000		120,000
Investments	11		137,088		132,656
			<u>257,088</u>		<u>252,656</u>
Current assets					
Debtors	12	707		776	
Cash at bank and in hand		308,383		278,110	
		<u>309,090</u>		<u>278,886</u>	
Creditors: amounts falling due within one year	13	(882)		(840)	
Net current assets			308,208		278,046
Total assets less current liabilities			<u>565,296</u>		<u>530,702</u>
Income funds					
Unrestricted funds			565,296		530,702
			<u>565,296</u>		<u>530,702</u>

The financial statements were approved by the Trustees on 14/4/25



Mr S Trinder
Trustee

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

1 Accounting policies

Charity information

Wantage Town Lands (Mill Street) is an unincorporated charity registered with the Charities Commission for England and Wales.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's Memorandum and Articles of Association, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2016). The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Incoming resources

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

1 Accounting policies

(Continued)

1.9 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

2 Charitable activities

	2024	2023
	£	£
Maintenance contributions	40,933	39,299

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

1 Accounting policies

(Continued)

1.5 Resources expended

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

Charitable activities include expenditure associated with meeting the charitable objectives.

Support costs are those functions that assist the work of the charity but do not directly undertake charitable activities.

Governance cost include those incurred in the governance of the charity and its assets and are primarily associated with constitutional and statutory requirements.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives. Due to the high residual value of the buildings, depreciation is calculated on the following bases:

Freehold land and buildings	0%
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The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

3 Income from investments

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Other income	5,998	1,495
Interest receivable	13,983	10,689
	<u>19,981</u>	<u>12,184</u>

4 Charitable expenditure

	2024 £	2023 £
Provision & maintenance of Almshouses for the people of Wantage	26,773	18,558
Share of support costs (see note 5)	630	778
Share of governance costs (see note 5)	3,349	2,412
	<u>30,752</u>	<u>21,748</u>

5 Support costs

	Support costs £	Governance costs £	2024 £	2023 £	Basis of allocation
Postage and stationery	67	-	67	46	
Subscriptions	510	-	510	540	
Computer	30	-	30	188	
Sundry	23	-	23	4	
Professional fees	-	882	882	840	Governance
Clerk's fee	-	2,389	2,389	1,500	Governance
Bank fees	-	78	78	72	Governance
	<u>630</u>	<u>3,349</u>	<u>3,979</u>	<u>3,190</u>	

Governance costs includes payments to the independent examiners of £882 (2023- £840) for independent examination fees.

6 Trustees

None of the trustees (or any persons connected with them) received any remuneration during the year.

There were no donations received from trustees during the year.

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

7 Employees

There were no employees whose annual remuneration was more than £60,000.

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

8 Net gains/(losses) on investments

Unrestricted funds	Total
2024	2023
£	£
Revaluation of investments	
4,432	2,313
<u>4,432</u>	<u>2,313</u>

9 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

10 Tangible fixed assets

	Freehold land and buildings £
Cost	
At 1 January 2024	120,000
At 31 December 2024	<u>120,000</u>
Carrying amount	
At 31 December 2024	120,000
At 31 December 2023	<u>120,000</u>

The trustees' deem the value of the properties for insurance purposes of £1,229,972 (2023 £1,229,972) is appropriate to the market value.

11 Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 January 2016	
Additions	132,656
At 31 December 2024	<u>134,969</u>
Carrying amount	
At 31 December 2024	134,969
At 31 December 2023	<u>132,656</u>

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

11 Fixed asset investments (Continued)

Fixed asset investments revalued

Fixed asset investments are stated at fair value as detailed on the investment portfolio.

12 Debtors	2024	2023
Amounts falling due within one year:	£	£
Other debtors	106	106
Prepayments and accrued income	601	670
	<u>707</u>	<u>776</u>

13 Creditors: amounts falling due within one year	2024	2023
	£	£
Accruals and deferred income	882	840
	<u>882</u>	<u>840</u>

14 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 January 2024	Incoming resources	Resources expended	Gains and losses	At 31 December 2024
	£	£	£	£	£
General funds	530,702	60,914	(30,752)	4,432	565,296
	<u>530,702</u>	<u>60,914</u>	<u>(30,752)</u>	<u>4,432</u>	<u>565,296</u>
Previous year:	At 1 January 2023	Incoming resources	Resources expended	Gains and losses	At 31 December 2023
	£	£	£	£	£
General funds	498,654	51,483	(21,748)	2,313	530,702
	<u>498,654</u>	<u>51,483</u>	<u>(21,748)</u>	<u>2,313</u>	<u>530,702</u>

15 Related party transactions

As at the year ended 31 December 2024, £106 was owed by Wantage Town Lands (Thomas Fewson Eagles).

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mr T A Gashe Mr R Sharp Mr I Hermon Mr W J Roycroft Mr S Trinder - Chairman Mr J Hetherington Mr I Mead Mr A Howell Mr M Cooper Mr M Haddrell Ms C Haddrell
Charity number	218441-1
Principal address	Mrs C L Clubb 133 Stockham Park Wantage Oxfordshire OX12 9HJ
Independent examiner	Chapman Worth Limited 2 The Old Estate Yard High Street East Hendred Wantage Oxfordshire OX12 8JY

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

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WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2024

The trustees present their annual report and financial statements for the year ended 31 December 2024.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's constitution, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)"

Objectives and activities

The charity's objective is the provision of Almshouses for the people of Wantage. The charity does not hold any restricted or endowment funds.

The charity aims to help people with little capital, and restricted income, by providing low cost accommodation in the town of Wantage.

The trustees invite applications from appropriate people, and maintain a waiting list, so that, as vacancies become available, persons on said list have the opportunity to avail of almshouse residency.

During the year, Wantage Town Lands (Thomas Fewson Eagles) has carried out its public benefit duty and its duty with regard to the objectives of the charity. The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Achievements and performance

The 10 properties are checked biannually for legionnaires disease. The properties were professionally checked in November 2023 and all were declared free of this problem. The next legionnaires check is due in 2025.

We continued with our regular program of redecoration and general maintenance.

Plans for the future

To continue to administer the affairs of the almshouses with probity and fairness, and to continue to maintain all the properties in good and safe order.

Financial review

During this financial year the charity made a surplus of £56,468 (2023 £21,024).

Current Assets stood at £307,507 (2023 £263,787). Total assets less current liabilities stood at £629,981 (2023 £573,513).

It is the policy of the charity that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to not less than twelve months' expenditure. The trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the charity's current activities while consideration is given to ways in which additional funds may be raised.

Freely available reserves total £306,757 for the year ended 2024 which exceed the reserves policy by approximately £284,291. Trustees' plans for reserves exceeding the reserves policy are that, given the age of the premises, there may come a time when a major programme of refurbishment will be necessary and the money will be available for such purposes.

The trustees have assessed the major risks to which the charity is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

Structure, governance and management

The charity is an unincorporated charity registered with the Charities Commission for England and Wales governed by constitution.

The trustees who served during the year and up to the date of signature of the financial statements were:

Mr T A Gashe
Mr R Sharp
Mr I Hermon
Mr W J Roycroft
Mr S Trinder - Chairman
Mr J Hetherington
Mr I Mead
Mr A Howell
Mr M Cooper
Mr M Haddrell
Ms C Haddrell

- 1) Trustees shall be appointed after due discussion at a full meeting.
- 2) The trustees may appoint any person who is willing to act as a trustee, and is not disbarred under the rules of the Charity Commission, and does not take the total number of trustees above twelve.
- 3) Any trustee may put forward an individual for consideration.

The Trustees are responsible for preparing the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Standards. Charity law requires the Trustees to prepare Financial Statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the surplus or deficit of the Charity for that year. In preparing those Financial Statements the Trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
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The Trustees are responsible for keeping proper accounting records which disclose, with reasonable accuracy at any time, the financial position of the Charity. They are also responsible for safeguarding the assets of the Charity and hence, for taking reasonable steps for the prevention and detection of fraud and other irregularities.


- 1) The charity is to be administered by the trustees.
- 2) The charity shall have a secretary and a treasurer, the latter role rotating amongst the trustees, with the office held for one year.
- 3) All trustees have the same legal duties and responsibilities.
- 4) A trustee may not appoint anyone to act on his or her behalf at meetings.

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

The trustees' report was approved by the Board of Trustees.



.....
Mr S Trinder

Trustee

Dated:

14/4/25

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

I report to the trustees on my examination of the financial statements of Wantage Town Lands (Thomas Fewson Eagles) (the charity) for the year ended 31 December 2024.

Responsibilities and basis of report

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 (the 2011 Act).

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

I understand that this has been done in order for financial statements to provide a true and fair view in accordance with Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the charity as required by section 130 of the 2011 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.



Anna Chapman FCA
Chapman Worth Limited
2 The Old Estate Yard
High Street
East Hendred
Wantage
Oxfordshire
OX12 8JY

Dated: 30/4/25

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2024

	Notes	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Income from:			
Charitable activities	3	47,866	44,617
Investments	4	18,338	14,944
Total income		<u>66,204</u>	<u>59,561</u>
Charitable activities	5	<u>22,538</u>	<u>59,928</u>
Net gains on investments	9	<u>12,802</u>	<u>21,391</u>
Net income and movement in funds		56,468	21,024
Reconciliation of funds:			
Fund balances at 1 January 2024		<u>573,513</u>	<u>552,489</u>
Fund balances at 31 December 2024		<u><u>629,981</u></u>	<u><u>573,513</u></u>

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

STATEMENT OF FINANCIAL POSITION

AS AT 31 DECEMBER 2024

	Notes	2024		2023	
		£	£	£	£
Fixed assets					
Tangible assets	11		20,568		20,568
Investments	12		303,146		290,344
			<u>323,714</u>		<u>310,912</u>
Current assets					
Debtors	13	750		838	
Cash at bank and in hand		306,757		262,949	
		<u>307,507</u>		<u>263,787</u>	
Creditors: amounts falling due within one year	14	(1,240)		(1,186)	
Net current assets			<u>306,267</u>		<u>262,601</u>
Total assets less current liabilities			<u>629,981</u>		<u>573,513</u>
Income funds					
Unrestricted funds			<u>629,981</u>		<u>573,513</u>
			<u>629,981</u>		<u>573,513</u>

The financial statements were approved by the Trustees on 14/4/25



 Mr S Trinder
 Trustee

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2024

1 Accounting policies

Charity information

Wantage Town Lands (Thomas Fewson Eagles) is an unincorporated charity registered with the Charities Commission for England and Wales.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's Constitution, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2016). The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Incoming resources

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

1 Accounting policies

(Continued)

1.5 Resources expended

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

Charitable activities include expenditure associated with meeting the charitable objectives.

Support costs are those functions that assist the work of the charity but do not directly undertake charitable activities.

Governance cost include those incurred in the governance of the charity and its assets and are primarily associated with constitutional and statutory requirements.

1.6 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

1.7 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.8 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

1 Accounting policies

(Continued)

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Charitable activities

	2024	2023
	£	£
Maintenance contributions	47,866	44,617

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

4	Income from investments	Unrestricted funds 2024 £	Unrestricted funds 2023 £
	Other income	5,048	4,795
	Interest receivable	13,290	10,149
		<u>18,338</u>	<u>14,944</u>
5	Charitable expenditure	2024 £	2023 £
	Provision & maintenance of Almshouses for the people of Wantage	19,396	51,665
	Share of support costs (see note 6)	182	5,398
	Share of governance costs (see note 6)	2,960	2,865
		<u>22,538</u>	<u>59,928</u>
6	Support costs allocated to activities	2024 £	2023 £
	Postage, Printing and Stationery	55	46
	Professional Fees	72	4,966
	Sundries	25	4
	IT Consumables and Software	30	30
	Subscriptions	-	352
	Governance costs	2,960	2,865
		<u>3,142</u>	<u>8,263</u>
	Analysed between:		
	Charitable activities	<u>3,142</u>	<u>8,263</u>
7	Trustees		

None of the trustees (or any persons connected with them) received any remuneration, benefits or reimbursed expenses from the charity during the year.

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

8 Employees

There were no employees during the year or comparative year.

9 Gains and losses on investments

	Unrestricted funds 2024 £	Unrestricted funds 2023 £
Gains/(losses) arising on:		
Revaluation of investments	12,802	21,391

10 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

11 Tangible fixed assets

	Freehold land and buildings £
Cost	
At 1 January 2024	109,391
At 31 December 2024	109,391
Depreciation and impairment	
At 1 January 2024	88,823
At 31 December 2024	88,823
Carrying amount	
At 31 December 2024	20,568
At 31 December 2023	20,568

The trustees' deem the value of the properties for insurance purposes of £1,873,979 (2023 £1,873,979) is appropriate to the market value.

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2024

12 Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 January 2024	290,344
Valuation changes	21,391
At 31 December 2024	<u>311,735</u>
Carrying amount	
At 31 December 2024	311,735
At 31 December 2023	<u><u>290,344</u></u>

Fixed asset investments revalued

Fixed asset investments are stated at fair value as detailed on the investment portfolio.

13 Debtors

	2024 £	2023 £
Amounts falling due within one year:		
Prepayments and accrued income	750	838
	<u>750</u>	<u>838</u>

14 Creditors: amounts falling due within one year

	2024 £	2023 £
Other creditors	106	106
Accruals and deferred income	1,134	1,080
	<u>1,240</u>	<u>1,186</u>

15 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 January 2024 £	Incoming resources £	Resources expended £	Gains and losses £	At 31 December 2024 £
General funds	573,513	66,204	(22,538)	12,802	629,981
	<u>573,513</u>	<u>66,204</u>	<u>(22,538)</u>	<u>12,802</u>	<u>629,981</u>

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2024

15 Unrestricted funds (Continued)

Previous year:	At 1 January 2023	Incoming resources	Resources expended	Gains and losses	At 31 December 2023
	£	£	£	£	£
General funds	552,489	59,561	(59,928)	21,391	573,513

16 Related party transactions

As at the year ended 31 December 2024, Wantage Town Lands (Thomas Fewson Eagles) owed £106 to Wantage Town Lands (Mill Street).

TOWN LANDS OF WANTAGE

England & Wales - Charity number 218441

Accounts

Charity registration number 218441

WANTAGE TOWN LANDS (MILL STREET)
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

WANTAGE TOWN LANDS (MILL STREET)

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees

Mr R Sharp
Mr I Hermon
Mr W J Roycroft
Mr S Trinder - Chairman
Mr J Hetherington
Mr T A Gashe
Mr A Howell
Mr M Cooper
Mr I Mead
Mr M Haddrell
Ms C Haddrell

(Appointed 9 March 2023)

Charity number

218441

Principal address

Mrs C L Clubb
133 Stockham Park
Wantage
Oxfordshire
OX12 9HJ

Independent examiner

Chapman Worth Limited
2 The Old Estate Yard
High Street
East Hendred
Wantage
Oxfordshire
OX12 8JY

WANTAGE TOWN LANDS (MILL STREET)

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Statement of financial activities	5
Statement of financial position	6
Notes to the financial statements	7 - 13

WANTAGE TOWN LANDS (MILL STREET)

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2023

The trustees present their annual report and financial statements for the year ended 31 December 2023.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's constitution, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)"

Objectives and activities

The charity aims to help people with little capital, and restricted income, by providing low cost accommodation in the town of Wantage.

The trustees invite applications from appropriate people, and maintain a waiting list, so that, as vacancies become available, persons on said list have the opportunity to avail of almshouse residency.

During the year, Wantage Town Lands (Mill Street) has carried out its public benefit duty and its duty with regard to the objectives of the charity. The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Achievements and performance

The 8 properties are checked biannually for legionnaires disease. The properties were professionally checked in November 2023 and all were declared free of this problem. The next legionnaires check is due in 2025.

We continued with our regular program of redecoration and general maintenance.

To continue to administer the affairs of the almshouses with probity and fairness, and to continue to maintain all the properties in good and safe order.

Financial review

During this financial year the charity made a surplus of £32,048 (2022 £33,308).

Current Assets stood at £278,886 (2022 £249,778). Total assets less current liabilities stood at £530,702 (2022 £498,654).

It is the policy of the charity that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to not less than twelve months' expenditure. The trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the charity's current activities while consideration is given to ways in which additional funds may be raised.

Freely available reserves total £278,046 for the year ended 2023 which exceed the reserves policy by approximately £256,298. Trustees' plans for reserves exceeding the reserves policy are that they recognise, given the age of the premises, there may come a time when a major programme of refurbishment will be necessary and the money will be available for such purposes.

The trustees have assessed the major risks to which the charity is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

WANTAGE TOWN LANDS (MILL STREET)

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

Structure, governance and management

The charity is an unincorporated charity registered with the Charities Commission for England and Wales governed by constitution.

The trustees who served during the year and up to the date of signature of the financial statements were:

Mr R Sharp

Mr I Hermon

Mr W J Roycroft

Mr S Trinder - Chairman

Mr J Hetherington

Mr T A Gashe

Mr A Howell

Mr M Cooper

Mr I Mead

Mr M Haddrell

Ms C Haddrell

(Appointed 9 March 2023)

Mr W R Jestico

(Resigned 1 January 2023)

- 1) Trustees shall be appointed after due discussion at a full meeting
- 2) The trustees may appoint any person who is willing to act as a trustee, and is not barred under the rules of the Charity Commission, and does not take the total number of trustees above twelve.
- 3) Any trustee may put forward an individual for consideration.

The Trustees are responsible for preparing the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Standards. Charity law requires the Trustees to prepare Financial Statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the surplus or deficit of the Charity for that year. In preparing those Financial Statements the Trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- Prepare the Financial Statements on the going concern basis unless it is inappropriate to presume that 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. They are also responsible for safeguarding the assets of the Charity and hence, for taking reasonable steps for the prevention and detection of fraud and other irregularities.

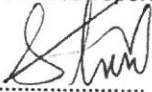
- 1) The charity is to be administered by the trustees.
- 2) The charity shall have a secretary and a treasurer, the latter role rotating amongst the trustees, with the office held for one year.
- 3) All trustees have the same legal duties and responsibilities.
- 4) A trustee may not appoint anyone to act on his or her behalf at meetings.

WANTAGE TOWN LANDS (MILL STREET)

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

The trustees' report was approved by the Board of Trustees.



.....
Mr S Trinder

Trustee

Dated: 14/3/2024

WANTAGE TOWN LANDS (MILL STREET)

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF WANTAGE TOWN LANDS (MILL STREET)

I report to the trustees on my examination of the financial statements of Wantage Town Lands (Mill Street) (the charity) for the year ended 31 December 2023.

Responsibilities and basis of report

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 (the 2011 Act).

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

I understand that this has been done in order for financial statements to provide a true and fair view in accordance with Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the charity as required by section 130 of the 2011 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.



Anna Chapman FCA
Chapman Worth Limited
2 The Old Estate Yard
High Street
East Hendred
Wantage
Oxfordshire
OX12 8JY

Dated: 20/03/2024

WANTAGE TOWN LANDS (MILL STREET)

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2023

	Notes	Unrestricted funds 2023 £	Unrestricted funds 2022 £
Income from:			
Charitable activities	3	39,299	40,624
Investments	4	12,184	8,714
Total income		<u>51,483</u>	<u>49,338</u>
Charitable activities	5	<u>21,748</u>	<u>11,726</u>
Net gains/(losses) on investments	9	<u>2,313</u>	<u>(4,304)</u>
Net income and movement in funds		<u>32,048</u>	<u>33,308</u>
Reconciliation of funds:			
Fund balances at 1 January 2023		<u>498,654</u>	<u>465,346</u>
Fund balances at 31 December 2023		<u><u>530,702</u></u>	<u><u>498,654</u></u>

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.

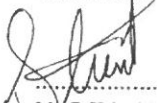
WANTAGE TOWN LANDS (MILL STREET)

STATEMENT OF FINANCIAL POSITION

AS AT 31 DECEMBER 2023

	Notes	2023 £	£	2022 £	£
Fixed assets					
Tangible assets	11		120,000		120,000
Investments	12		132,656		130,343
			<u>252,656</u>		<u>250,343</u>
Current assets					
Debtors	13	776		-	
Cash at bank and in hand		278,110		249,778	
		<u>278,886</u>		<u>249,778</u>	
Creditors: amounts falling due within one year	14	(840)		(1,467)	
Net current assets			278,046		248,311
Total assets less current liabilities			<u>530,702</u>		<u>498,654</u>
Income funds					
Unrestricted funds			530,702		498,654
			<u>530,702</u>		<u>498,654</u>

The financial statements were approved by the Trustees on 14/3/2024


.....
Mr S Trinder
Trustee

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2023

1 Accounting policies

Charity information

Wantage Town Lands (Mill Street) is an unincorporated charity registered with the Charities Commission for England and Wales.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's Memorandum and Articles of Association, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2016). The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Incoming resources

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

1.5 Resources expended

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

1 Accounting policies

(Continued)

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

Charitable activities include expenditure associated with meeting the charitable objectives.

Support costs are those functions that assist the work of the charity but do not directly undertake charitable activities.

Governance cost include those incurred in the governance of the charity and its assets and are primarily associated with constitutional and statutory requirements.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	0%
-----------------------------	----

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

1 Accounting policies

(Continued)

1.9 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

3 Charitable activities

	2023 £	2022 £
Maintenance contributions	39,299	40,624

4 Income from investments

	Unrestricted funds 2023 £	Unrestricted funds 2022 £
Dividends receivable	1,495	6,543
Interest receivable	10,689	2,171
	12,184	8,714

5 Charitable expenditure

	2023 £	2022 £
Provision & maintenance of Almshouses for the people of Wantage	18,558	8,776
Share of support costs (see note 6)	778	586
Share of governance costs (see note 6)	2,412	2,364
	21,748	11,726

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

6 Support costs

	Support costs	Governance costs	2023	2022	Basis of allocation
	£	£	£	£	
Postage and stationery	46	-	46	110	
Subscriptions	540	-	540	415	
Computer	188	-	188	36	
Sundry	4	-	4	25	
Professional fees	-	840	840	792	Governance
Clerk's fee	-	1,500	1,500	1,500	Governance
Bank fees	-	72	72	72	Governance
	<u>778</u>	<u>2,412</u>	<u>3,190</u>	<u>2,950</u>	

Governance costs includes payments to the independent examiners of £840 (2022- £792) for independent examination fees.

7 Trustees

None of the trustees (or any persons connected with them) received any remuneration during the year.

There were no donations received from trustees during the year.

8 Employees

There were no employees whose annual remuneration was more than £60,000.

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

9 Net gains/(losses) on investments

	Unrestricted funds	Total
	2023 £	2022 £
Revaluation of investments	2,313	(4,304)

10 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

11 Tangible fixed assets

	Freehold land and buildings £
Cost	
At 1 January 2023	120,000
At 31 December 2023	120,000
Carrying amount	
At 31 December 2023	120,000
At 31 December 2022	120,000

The trustees' deem the value of the properties for insurance purposes of £1,229,972 (2022 £1,229,972) is appropriate to the market value.

12 Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 January 2016	130,343
Additions	2,313
At 31 December 2023	132,656
Carrying amount	
At 31 December 2023	132,656
At 31 December 2022	130,343

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

12 Fixed asset investments

(Continued)

Fixed asset investments revalued

Fixed asset investments are stated at fair value as detailed on the investment portfolio.

13 Debtors

	2023	2022
	£	£
Amounts falling due within one year:		
Other debtors	106	-
Prepayments and accrued income	670	-
	<u>776</u>	<u>-</u>

14 Creditors: amounts falling due within one year

	2023	2022
	£	£
Other creditors	-	675
Accruals and deferred income	840	792
	<u>840</u>	<u>1,467</u>

15 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 January 2023	Incoming resources	Resources expended	Gains and losses	At 31 December 2023
	£	£	£	£	£
General funds	<u>498,654</u>	<u>51,483</u>	<u>(21,748)</u>	<u>2,313</u>	<u>530,702</u>
Previous year:					
	At 1 January 2022	Incoming resources	Resources expended	Gains and losses	At 31 December 2022
	£	£	£	£	£
General funds	<u>465,346</u>	<u>49,338</u>	<u>(11,726)</u>	<u>(4,304)</u>	<u>498,654</u>

Charity registration number 218441-1

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mr T A Gashe Mr R Sharp Mr I Hermon Mr W J Roycroft Mr S Trinder - Chairman Mr J Hetherington Mr I Mead Mr A Howell Mr M Cooper Mr M Haddrell Ms C Haddrell	(Appointed 9 March 2023)
Charity number	218441-1	
Principal address	Mrs C L Clubb 133 Stockham Park Wantage Oxfordshire OX12 9HJ	
Independent examiner	Chapman Worth Limited 2 The Old Estate Yard High Street East Hendred Wantage Oxfordshire OX12 8JY	

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

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Statement of financial position	6
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WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2023

The trustees present their annual report and financial statements for the year ended 31 December 2023.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's constitution, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)"

Objectives and activities

The charity's objective is the provision of Almshouses for the people of Wantage. The charity does not hold any restricted or endowment funds.

The charity aims to help people with little capital, and restricted income, by providing low cost accommodation in the town of Wantage.

The trustees invite applications from appropriate people, and maintain a waiting list, so that, as vacancies become available, persons on said list have the opportunity to avail of almshouse residency.

During the year, Wantage Town Lands (Thomas Fewson Eagles) has carried out its public benefit duty and its duty with regard to the objectives of the charity. The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Achievements and performance

The 10 properties are checked biannually for legionnaires disease. The properties were professionally checked in November 2023 and all were declared free of this problem. The next legionnaires check is due in 2025.

We continued with our regular program of redecoration and general maintenance.

Plans for the future

To continue to administer the affairs of the almshouses with probity and fairness, and to continue to maintain all the properties in good and safe order.

Financial review

During this financial year the charity made a surplus of £21,024 (2022 £27,287 loss).

Current Assets stood at £263,787 (2022 £263,988). Total assets less current liabilities stood at £573,513 (2022 £552,489).

It is the policy of the charity that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to not less than twelve months' expenditure. The trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the charity's current activities while consideration is given to ways in which additional funds may be raised.

Freely available reserves total £262,601 for the year ended 2023 which exceed the reserves policy by approximately £202,673. Trustees' plans for reserves exceeding the reserves policy are that, given the age of the premises, there may come a time when a major programme of refurbishment will be necessary and the money will be available for such purposes.

The trustees have assessed the major risks to which the charity is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

Structure, governance and management

The charity is an unincorporated charity registered with the Charities Commission for England and Wales governed by constitution.

The trustees who served during the year and up to the date of signature of the financial statements were:

Mr T A Gashe

Mr R Sharp

Mr I Hermon

Mr W J Roycroft

Mr S Trinder - Chairman

Mr J Hetherington

Mr I Mead

Mr A Howell

Mr M Cooper

Mr M Haddrell

Ms C Haddrell

(Appointed 9 March 2023)

Mr W R Jestico

(Retired 1 January 2023)

1) Trustees shall be appointed after due discussion at a full meeting.

2) The trustees may appoint any person who is willing to act as a trustee, and is not disbarred under the rules of the Charity Commission, and does not take the total number of trustees above twelve.

3) Any trustee may put forward an individual for consideration.

The Trustees are responsible for preparing the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Standards. Charity law requires the Trustees to prepare Financial Statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the surplus or deficit of the Charity for that year. In preparing those Financial Statements the Trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- Prepare the Financial Statements on the going concern basis unless it is inappropriate to presume that 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. They are also responsible for safeguarding the assets of the Charity and hence, for taking reasonable steps for the prevention and detection of fraud and other irregularities.

1) The charity is to be administered by the trustees.

2) The charity shall have a secretary and a treasurer, the latter role rotating amongst the trustees, with the office held for one year.

3) All trustees have the same legal duties and responsibilities.

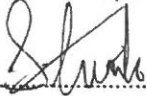
4) A trustee may not appoint anyone to act on his or her behalf at meetings.

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

The trustees' report was approved by the Board of Trustees.



.....
Mr S Trinder

Trustee

Dated: 14/3/2024

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

I report to the trustees on my examination of the financial statements of Wantage Town Lands (Thomas Fewson Eagles) (the charity) for the year ended 31 December 2023.

Responsibilities and basis of report

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 (the 2011 Act).

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

I understand that this has been done in order for financial statements to provide a true and fair view in accordance with Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the charity as required by section 130 of the 2011 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.



Anna Chapman FCA
Chapman Worth Limited
2 The Old Estate Yard
High Street
East Hendred
Wantage
Oxfordshire
OX12 8JY

Dated: 20/05/2024

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2023

	Notes	Unrestricted funds 2023 £	Unrestricted funds 2022 £
Income from:			
Charitable activities	3	44,617	42,300
Investments	4	14,944	5,635
Total income		<u>59,561</u>	<u>47,935</u>
Charitable activities	5	<u>59,928</u>	<u>56,062</u>
Net gains/(losses) on investments	9	<u>21,391</u>	<u>(19,160)</u>
Net income/(expenditure) and movement in funds		21,024	(27,287)
Reconciliation of funds:			
Fund balances at 1 January 2023		<u>552,489</u>	<u>579,776</u>
Fund balances at 31 December 2023		<u><u>573,513</u></u>	<u><u>552,489</u></u>

The statement of financial activities includes all gains and losses recognised in the year. All income and expenditure derive from continuing activities.


WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

STATEMENT OF FINANCIAL POSITION

AS AT 31 DECEMBER 2023

	Notes	2023		2022	
		£	£	£	£
Fixed assets					
Tangible assets	11		20,568		20,568
Investments	12		290,344		268,953
			<u>310,912</u>		<u>289,521</u>
Current assets					
Debtors	13	838		1,427	
Cash at bank and in hand		262,949		262,561	
		<u>263,787</u>		<u>263,988</u>	
Creditors: amounts falling due within one year	14	(1,186)		(1,020)	
Net current assets			262,601		262,968
Total assets less current liabilities			<u>573,513</u>		<u>552,489</u>
Income funds					
Unrestricted funds			573,513		552,489
			<u>573,513</u>		<u>552,489</u>

The financial statements were approved by the Trustees on 14/3/24


.....
Mr S Trinder
Trustee

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2023

1 Accounting policies

Charity information

Wantage Town Lands (Thomas Fewson Eagles) is an unincorporated charity registered with the Charities Commission for England and Wales.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's Constitution, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2016). The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors or grantors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Incoming resources

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

1.5 Resources expended

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

1 Accounting policies

(Continued)

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

Charitable activities include expenditure associated with meeting the charitable objectives.

Support costs are those functions that assist the work of the charity but do not directly undertake charitable activities.

Governance cost include those incurred in the governance of the charity and its assets and are primarily associated with constitutional and statutory requirements.

1.6 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

1.7 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.8 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

1 Accounting policies

(Continued)

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Charitable activities

	2023	2022
	£	£
Maintenance contributions	44,617	42,300

4 Income from investments

	Unrestricted funds 2023 £	Unrestricted funds 2022 £
Dividends receivable	4,795	3,029
Interest receivable	10,149	2,606
	<u>14,944</u>	<u>5,635</u>

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

5 Charitable expenditure

	2023 £	2022 £
Provision & maintenance of Almshouses for the people of Wantage	51,665	53,187
Share of support costs (see note 6)	5,398	242
Share of governance costs (see note 6)	2,865	2,633
	<u>59,928</u>	<u>56,062</u>

6 Support costs allocated to activities

	2023 £	2022 £
Postage, Printing and Stationery	46	73
Professional Fees	4,966	47
Sundries	4	17
IT Consumables and Software	30	24
Subscriptions	352	81
Governance costs	2,865	2,633
	<u>8,263</u>	<u>2,875</u>
Analysed between:		
Charitable activities	<u>8,263</u>	<u>2,875</u>

7 Trustees

None of the trustees (or any persons connected with them) received any remuneration, benefits or reimbursed expenses from the charity during the year.

8 Employees

There were no employees during the year or comparative year.

9 Gains and losses on investments

	Unrestricted funds 2023 £	Unrestricted funds 2022 £
Gains/(losses) arising on:		
Revaluation of investments	<u>21,391</u>	<u>(19,160)</u>

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

10 Taxation

The charity is exempt from taxation on its activities because all its income is applied for charitable purposes.

11 Tangible fixed assets

	Freehold land and buildings £
Cost	
At 1 January 2023	109,391
At 31 December 2023	109,391
Depreciation and impairment	
At 1 January 2023	88,823
At 31 December 2023	88,823
Carrying amount	
At 31 December 2023	20,568
At 31 December 2022	20,568

The trustees' deem the value of the properties for insurance purposes of £1,873,979 (2022 £1,873,979) is appropriate to the market value.

12 Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 January 2023	268,953
Valuation changes	21,391
At 31 December 2023	290,344
Carrying amount	
At 31 December 2023	290,344
At 31 December 2022	268,953

Fixed asset investments revalued

Fixed asset investments are stated at fair value as detailed on the investment portfolio.

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2023

13 Debtors

	2023	2022
Amounts falling due within one year:	£	£
Other debtors	-	400
Prepayments and accrued income	838	1,027
	<u>838</u>	<u>1,427</u>

14 Creditors: amounts falling due within one year

	2023	2022
	£	£
Other creditors	106	-
Accruals and deferred income	1,080	1,020
	<u>1,186</u>	<u>1,020</u>

15 Unrestricted funds

The unrestricted funds of the charity comprise the unexpended balances of donations and grants which are not subject to specific conditions by donors and grantors as to how they may be used. These include designated funds which have been set aside out of unrestricted funds by the trustees for specific purposes.

	At 1 January 2023	Incoming resources	Resources expended	Gains and losses	At 31 December 2023
	£	£	£	£	£
General funds	<u>552,489</u>	<u>59,561</u>	<u>(59,928)</u>	<u>21,391</u>	<u>573,513</u>
Previous year:	At 1 January 2022	Incoming resources	Resources expended	Gains and losses	At 31 December 2022
	£	£	£	£	£
General funds	<u>579,776</u>	<u>47,935</u>	<u>(56,062)</u>	<u>(19,160)</u>	<u>552,489</u>

TOWN LANDS OF WANTAGE

England & Wales - Charity number 218441

Accounts

Charity registration number 218441-1

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mr W R Jestico Mr T A Gashe Mr J Naish Mr R Sharp Mr I Hermon Mr W J Roycroft Mr S Trinder - Chairman Mr J Hetherington Mr I Mead Mr A Howell Mr M Cooper Mr M Haddrell
Charity number	218441-1
Principal address	Mrs C L Clubb 133 Stockham Park Wantage Oxfordshire OX12 9HJ
Independent examiner	Chapman Worth Limited 2 The Old Estate Yard High Street East Hendred Wantage Oxfordshire OX12 8JY

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

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WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2022

The trustees present their annual report and financial statements for the year ended 31 December 2022.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's constitution, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)"

Objectives and activities

The charity's objective is the provision of Almshouses for the people of Wantage. The charity does not hold any restricted or endowment funds.

The charity aims to help people with little capital, and restricted income, by providing low cost accommodation in the town of Wantage.

The trustees invite applications from appropriate people, and maintain a waiting list, so that, as vacancies become available, persons on said list have the opportunity to avail of almshouse residency.

During the year, Wantage Town Lands (Thomas Fewson Eagles) has carried out its public benefit duty and its duty with regard to the objectives of the charity. The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Achievements and performance

The 10 properties are checked biannually for legionnaires disease. The properties were professionally checked in 2018 and all were declared free of this problem. The next legionnaires check is due in 2021.

During the year, there were major kitchen renovations that took place.

We continued with our regular program of redecoration and general maintenance.

Plans for the future

To continue to administer the affairs of the almshouses with probity and fairness, and to continue to maintain all the properties in good and safe order.

Financial review

During this financial year the charity made a loss of £27,287 (2021 £71,731 surplus).

Current Assets stood at £263,988 (2021 £272,115). Total assets less current liabilities stood at £552,489 (2021 £579,776).

It is the policy of the charity that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to not less than twelve months' expenditure. The trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the charity's current activities while consideration is given to ways in which additional funds may be raised.

Freely available reserves total £262,968 for the year ended 2022 which exceed the reserves policy by approximately £206,906. Trustees' plans for reserves exceeding the reserves policy are that, given the age of the premises, there may come a time when a major programme of refurbishment will be necessary and the money will be available for such purposes.

The trustees have assessed the major risks to which the charity is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

Structure, governance and management

The charity is an unincorporated charity registered with the Charities Commission for England and Wales governed by constitution.

The trustees who served during the year and up to the date of signature of the financial statements were:

Mr W R Jestico
Mr T A Gashe
Mr J Naish
Mr R Sharp
Mr I Hermon
Mr W J Roycroft
Mr S Trinder - Chairman
Mr J Hetherington
Mr I Mead
Mr A Howell
Mr M Cooper
Mr M Haddrell

- 1) Trustees shall be appointed after due discussion at a full meeting.
- 2) The trustees may appoint any person who is willing to act as a trustee, and is not disbarred under the rules of the Charity Commission, and does not take the total number of trustees above twelve.
- 3) Any trustee may put forward an individual for consideration.

The Trustees are responsible for preparing the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Standards. Charity law requires the Trustees to prepare Financial Statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the surplus or deficit of the Charity for that year. In preparing those Financial Statements the Trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- Prepare the Financial Statements on the going concern basis unless it is inappropriate to presume that 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. They are also responsible for safeguarding the assets of the Charity and hence, for taking reasonable steps for the prevention and detection of fraud and other irregularities.

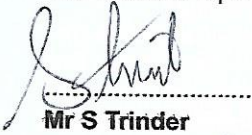
- 1) The charity is to be administered by the trustees.
- 2) The charity shall have a secretary and a treasurer, the latter role rotating amongst the trustees, with the office held for one year.
- 3) All trustees have the same legal duties and responsibilities.
- 4) A trustee may not appoint anyone to act on his or her behalf at meetings.

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

The trustees' report was approved by the Board of Trustees.



Mr S Trinder

Trustee

Dated: 9/3/2023

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

I report to the trustees on my examination of the financial statements of Wantage Town Lands (Thomas Fewson Eagles) (the charity) for the year ended 31 December 2022.

Responsibilities and basis of report

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 (the 2011 Act).

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

I understand that this has been done in order for financial statements to provide a true and fair view in accordance with Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the charity as required by section 130 of the 2011 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.



Anna Chapman FCA
Chapman Worth Limited
2 The Old Estate Yard
High Street
East Hendred
Wantage
Oxfordshire
OX12 8JY

Dated: 15/5/2023

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2022

		Unrestricted funds 2022 £	Unrestricted funds 2021 £
	Notes		
Income from:			
Charitable activities	3	42,300	50,099
Investments	4	5,635	4,192
		<hr/>	<hr/>
Total income		47,935	54,291
		<hr/>	<hr/>
Expenditure on:			
Charitable activities	5	56,062	17,698
		<hr/>	<hr/>
Net gains/(losses) on investments	9	(19,160)	35,138
		<hr/>	<hr/>
Net movement in funds		(27,287)	71,731
		<hr/>	<hr/>
Fund balances at 1 January 2022		579,776	508,045
		<hr/>	<hr/>
Fund balances at 31 December 2022		552,489	579,776
		<hr/> <hr/>	<hr/> <hr/>

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

STATEMENT OF FINANCIAL POSITION

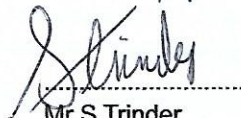
AS AT 31 DECEMBER 2022

	Notes	2022 £	£	2021 £	£
Fixed assets					
Tangible assets	10		20,568		20,568
Investments	11		268,953		288,113
			<u>289,521</u>		<u>308,681</u>
Current assets					
Debtors	12	1,427		653	
Cash at bank and in hand		262,561		271,462	
		<u>263,988</u>		<u>272,115</u>	
Creditors: amounts falling due within one year	13	(1,020)		(1,020)	
Net current assets			262,968		271,095
Total assets less current liabilities			<u>552,489</u>		<u>579,776</u>
Income funds					
Unrestricted funds			552,489		579,776
			<u>552,489</u>		<u>579,776</u>

The financial statements were approved by the Trustees on 9/3/2023



Mr W R Jestico
Trustee



Mr S Trinder
Trustee

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

Charity information

Wantage Town Lands (Thomas Fewson Eagles) is an unincorporated charity registered with the Charities Commission for England and Wales.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's Constitution, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2016). The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Incoming resources

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

1.5 Resources expended

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

(Continued)

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

Charitable activities include expenditure associated with meeting the charitable objectives.

Support costs are those functions that assist the work of the charity but do not directly undertake charitable activities.

Governance cost include those incurred in the governance of the charity and its assets and are primarily associated with constitutional and statutory requirements.

1.6 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset is estimated to be less than its carrying amount, the carrying amount of the asset is reduced to its recoverable amount. An impairment loss is recognised immediately in income/ (expenditure for the year, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset in prior years. A reversal of an impairment loss is recognised immediately, unless the relevant asset is carried in at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

1.7 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

(Continued)

1.8 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

3 Charitable activities

	2022 £	2021 £
Maintenance contributions	42,300	50,099

4 Investments

	Unrestricted funds	Unrestricted funds
	2022 £	2021 £
Dividends receivable	3,029	4,164
Interest receivable	2,606	28
	<u>5,635</u>	<u>4,192</u>

5

	2022 £	2021 £
Provision & maintenance of Almshouses for the people of Wantage	53,187	14,919
Share of support costs (see note 6)	242	259
Share of governance costs (see note 6)	2,633	2,520
	<u>56,062</u>	<u>17,698</u>

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

6 Support costs

	Support costs	Governance costs	2022	Support costs	Governance costs	2021
	£	£	£	£	£	£
Printing and stationery	73	-	73	194	-	194
Ombudsman	47	-	47	43	-	43
Sundries	17	-	17	2	-	2
IT Software and Consumables	24	-	24	20	-	20
Subscriptions	81	-	81	-	-	-
Management expenses	-	1,523	1,523	-	1,500	1,500
Professional fees	-	1,020	1,020	-	1,020	1,020
Bank fees	-	90	90	-	-	-
	<u>242</u>	<u>2,633</u>	<u>2,875</u>	<u>259</u>	<u>2,520</u>	<u>2,779</u>
Analysed between Charitable activities	<u>242</u>	<u>2,633</u>	<u>2,875</u>	<u>259</u>	<u>2,520</u>	<u>2,779</u>

Governance costs includes payments to the independent examiners of £1,020 (2021- £1,020) for independent examination fees.

7 Trustees

None of the trustees (or any persons connected with them) received any remuneration, benefits or reimbursed expenses from the charity during the year.

8 Employees

There were no employees during the year or comparative year.

9 Net gains/(losses) on investments

	Unrestricted funds	Unrestricted funds
	2022	2021
	£	£
Revaluation of investments	(19,160)	35,138

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

10 Tangible fixed assets

	Freehold land and buildings £
Cost	
At 1 January 2022	109,391
At 31 December 2022	<u>109,391</u>
Depreciation and impairment	
At 1 January 2022	88,823
At 31 December 2022	<u>88,823</u>
Carrying amount	
At 31 December 2022	<u>20,568</u>
At 31 December 2021	<u>20,568</u>

The trustees' deem the value of the properties for insurance purposes of £1,873,979 (2021 £1,873,979) is appropriate to the market value.

11 Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 January 2022	288,113
Valuation changes	(19,160)
At 31 December 2022	<u>268,953</u>
Carrying amount	
At 31 December 2022	<u>268,953</u>
At 31 December 2021	<u>288,113</u>

Fixed asset investments revalued

Fixed asset investments are stated at fair value as detailed on the investment portfolio.

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

12 Debtors

	2022	2021
	£	£
Amounts falling due within one year:		
Other debtors	400	-
Prepayments and accrued income	1,027	653
	<u>1,427</u>	<u>653</u>

13 Creditors: amounts falling due within one year

	2022	2021
	£	£
Accruals and deferred income	1,020	1,020
	<u>1,020</u>	<u>1,020</u>

14 Related party transactions

During the year electrical services were provided by a close relative of a trustee to the charity. Total costs for these services totalled £369 (2021 £2,594).

As at the year ended 31 December 2022, Wantage Town Lands (Mill Street) owed £400 to Wantage Town Lands (Thomas Fewson Eagles).

Charity registration number 218441

WANTAGE TOWN LANDS (MILL STREET)
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

WANTAGE TOWN LANDS (MILL STREET)

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mr J Naish Mr R Sharp Mr I Hermon Mr W R Jestico Mr W J Roycroft Mr S Trinder - Chairman Mr T A Gashe Mr J Hetherington Mr I Mead Mr A Howell Mr M Cooper Mr M Haddrell
Charity number	218441
Principal address	Mrs C L Clubb 133 Stockham Park Wantage Oxfordshire OX12 9HJ
Independent examiner	Chapman Worth Limited 2 The Old Estate Yard High Street East Hendred Wantage Oxfordshire OX12 8JY

WANTAGE TOWN LANDS (MILL STREET)

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WANTAGE TOWN LANDS (MILL STREET)

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2022

The trustees present their annual report and financial statements for the year ended 31 December 2022.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's constitution, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)"

Objectives and activities

The charity aims to help people with little capital, and restricted income, by providing low cost accommodation in the town of Wantage.

The trustees invite applications from appropriate people, and maintain a waiting list, so that, as vacancies become available, persons on said list have the opportunity to avail of almshouse residency.

During the year, Wantage Town Lands (Mill Street) has carried out its public benefit duty and its duty with regard to the objectives of the charity. The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Achievements and performance

The 8 properties are checked biannually for legionnaires disease. The properties were professionally checked in 2018 and all were declared free of this problem. The next legionnaires check is due in 2021.

We continued with our regular program of redecoration and general maintenance.

To continue to administer the affairs of the almshouses with probity and fairness, and to continue to maintain all the properties in good and safe order.

Financial review

During this financial year the charity made a surplus of £33,158 (2021 £29,681).

Current Assets stood at £249,628 (2021 £211,766). Total assets less current liabilities stood at £498,504 (2021 £465,346).

It is the policy of the charity that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to not less than twelve months' expenditure. The trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the charity's current activities while consideration is given to ways in which additional funds may be raised.

Freely available reserves total £248,161 for the year ended 2022 which exceed the reserves policy by approximately £236,285. Trustees' plans for reserves exceeding the reserves policy are that they recognise, given the age of the premises, there may come a time when a major programme of refurbishment will be necessary and the money will be available for such purposes.

The trustees have assessed the major risks to which the charity is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

WANTAGE TOWN LANDS (MILL STREET)

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

Structure, governance and management

The charity is an unincorporated charity registered with the Charities Commission for England and Wales governed by constitution.

The trustees who served during the year and up to the date of signature of the financial statements were:

Mr J Naish
Mr R Sharp
Mr I Hermon
Mr W R Jestico
Mr W J Roycroft
Mr S Trinder - Chairman
Mr T A Gashe
Mr J Hetherington
Mr I Mead
Mr A Howell
Mr M Cooper
Mr M Haddrell

- 1) Trustees shall be appointed after due discussion at a full meeting
- 2) The trustees may appoint any person who is willing to act as a trustee, and is not disbarred under the rules of the Charity Commission, and does not take the total number of trustees above twelve.
- 3) Any trustee may put forward an individual for consideration.

The Trustees are responsible for preparing the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Standards. Charity law requires the Trustees to prepare Financial Statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the surplus or deficit of the Charity for that year. In preparing those Financial Statements the Trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- Prepare the Financial Statements on the going concern basis unless it is inappropriate to presume that 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. They are also responsible for safeguarding the assets of the Charity and hence, for taking reasonable steps for the prevention and detection of fraud and other irregularities.

- 1) The charity is to be administered by the trustees.
- 2) The charity shall have a secretary and a treasurer, the latter role rotating amongst the trustees, with the office held for one year.
- 3) All trustees have the same legal duties and responsibilities.
- 4) A trustee may not appoint anyone to act on his or her behalf at meetings.

WANTAGE TOWN LANDS (MILL STREET)

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

The trustees' report was approved by the Board of Trustees.



Mr S Trinder

Trustee

Dated: 9/3/2023

WANTAGE TOWN LANDS (MILL STREET)

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF WANTAGE TOWN LANDS (MILL STREET)

I report to the trustees on my examination of the financial statements of Wantage Town Lands (Mill Street) (the charity) for the year ended 31 December 2022.

Responsibilities and basis of report

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 (the 2011 Act).

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

I understand that this has been done in order for financial statements to provide a true and fair view in accordance with Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the charity as required by section 130 of the 2011 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.



Anna Chapman FCA
Chapman Worth Limited
2 The Old Estate Yard
High Street
East Hendred
Wantage
Oxfordshire
OX12 8JY

Dated: 15/3/2023

WANTAGE TOWN LANDS (MILL STREET)

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2022

		Unrestricted funds 2022 £	Unrestricted funds 2021 £
	Notes		
Income from:			
Charitable activities	3	40,624	40,700
Investments	4	8,714	4,884
		<hr/>	<hr/>
Total income		49,338	45,584
		<hr/>	<hr/>
Expenditure on:			
Charitable activities	5	11,726	27,079
		<hr/>	<hr/>
Net gains/(losses) on investments	9	(4,304)	11,176
		<hr/>	<hr/>
Net movement in funds		33,308	29,681
		<hr/>	<hr/>
Fund balances at 1 January 2022		465,346	435,665
		<hr/>	<hr/>
Fund balances at 31 December 2022		498,654	465,346
		<hr/> <hr/>	<hr/> <hr/>

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

WANTAGE TOWN LANDS (MILL STREET)

STATEMENT OF FINANCIAL POSITION

AS AT 31 DECEMBER 2022

	Notes	2022		2021	
		£	£	£	£
Fixed assets					
Tangible assets	10		120,000		120,000
Investments	11		130,343		134,647
			<u>250,343</u>		<u>254,647</u>
Current assets					
Cash at bank and in hand		249,778		211,766	
Creditors: amounts falling due within one year	12	(1,467)		(1,067)	
Net current assets			<u>248,311</u>		<u>210,699</u>
Total assets less current liabilities			<u>498,654</u>		<u>465,346</u>
Income funds					
Unrestricted funds			<u>498,654</u>		<u>465,346</u>
			<u>498,654</u>		<u>465,346</u>

The financial statements were approved by the Trustees on 9/3/2023

William R Jestic
 Mr W R Jestic
 Trustee

S Trinder
 Mr S Trinder
 Trustee

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

Charity information

Wantage Town Lands (Mill Street) is an unincorporated charity registered with the Charities Commission for England and Wales.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's Memorandum and Articles of Association, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2016). The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Incoming resources

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

1.5 Resources expended

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

(Continued)

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

Charitable activities include expenditure associated with meeting the charitable objectives.

Support costs are those functions that assist the work of the charity but do not directly undertake charitable activities.

Governance cost include those incurred in the governance of the charity and its assets and are primarily associated with constitutional and statutory requirements.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	0%
-----------------------------	----

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

(Continued)

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset is estimated to be less than its carrying amount, the carrying amount of the asset is reduced to its recoverable amount. An impairment loss is recognised immediately in income/ (expenditure for the year, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset in prior years. A reversal of an impairment loss is recognised immediately, unless the relevant asset is carried in at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Charitable activities

	2022 £	2021 £
Maintenance contributions	40,624	40,700

4 Investments

	Unrestricted funds 2022 £	Unrestricted funds 2021 £
Dividends receivable	6,543	4,861
Interest receivable	2,171	23
	<u>8,714</u>	<u>4,884</u>

5

	2022 £	2021 £
Provision & maintenance of Almshouses for the people of Wantage	8,776	24,170
Share of support costs (see note 6)	586	617
Share of governance costs (see note 6)	2,364	2,292
	<u>11,726</u>	<u>27,079</u>

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

6 Support costs

	Support costs	Governance costs	2022	2021	Basis of allocation
	£	£	£	£	
Postage and stationery	110	-	110	238	
Subscriptions	415	-	415	334	
Computer	36	-	36	40	
Sundry	25	-	25	5	
Professional fees	-	792	792	792	Governance
Clerk's fee	-	1,500	1,500	1,500	Governance
Bank fees	-	72	72	-	Governance
	<u>586</u>	<u>2,364</u>	<u>2,950</u>	<u>2,909</u>	

Governance costs includes payments to the independent examiners of £792 (2021- £792) for independent examination fees.

7 Trustees

None of the trustees (or any persons connected with them) received any remuneration during the year.

No trustees were reimbursed expenses during the year (2021 repairs £15 and direct charitable expenditure £159).

There were no donations received from trustees during the year.

8 Employees

There were no employees whose annual remuneration was more than £60,000.

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

9 Net gains/(losses) on investments

	Unrestricted funds	Total
	2022	2021
	£	£
Revaluation of investments	(4,304)	11,176

10 Tangible fixed assets

	Freehold land and buildings £
Cost	
At 1 January 2022	120,000
At 31 December 2022	120,000
Carrying amount	
At 31 December 2022	120,000
At 31 December 2021	120,000

The trustees' deem the value of the properties for insurance purposes of £1,229,972 (2021 £1,229,972) is appropriate to the market value.

11 Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 January 2016	134,647
Valuation changes	(4,304)
At 31 December 2022	130,343
Carrying amount	
At 31 December 2022	130,343
At 31 December 2021	134,647

Fixed asset investments revalued

Fixed asset investments are stated at fair value as detailed on the investment portfolio.

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

12 Creditors: amounts falling due within one year

	2022	2021
	£	£
Other creditors	675	275
Accruals and deferred income	792	792
	<u>1,467</u>	<u>1,067</u>

13 Related party transactions

During the year electrical services were provided by a close relative of a trustee to the charity. Total costs for these services totalled £302 (2021 £1,319).

As at the year ended 31 December 2022, £400 was owed to Wantage Town Lands (Thomas Fewson Eagles).

Charity registration number 218441

WANTAGE TOWN LANDS (MILL STREET)
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

WANTAGE TOWN LANDS (MILL STREET)

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mr J Naish Mr R Sharp Mr I Hermon Mr W R Jestico Mr W J Roycroft Mr S Trinder - Chairman Mr T A Gashe Mr J Hetherington Mr I Mead Mr A Howell Mr M Cooper Mr M Haddrell
Charity number	218441
Principal address	Mrs C L Clubb 133 Stockham Park Wantage Oxfordshire OX12 9HJ
Independent examiner	Chapman Worth Limited 2 The Old Estate Yard High Street East Hendred Wantage Oxfordshire OX12 8JY

WANTAGE TOWN LANDS (MILL STREET)

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Independent examiner's report	4
Statement of financial activities	5
Statement of financial position	6
Notes to the financial statements	7 - 13

WANTAGE TOWN LANDS (MILL STREET)

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2022

The trustees present their annual report and financial statements for the year ended 31 December 2022.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's constitution, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)"

Objectives and activities

The charity aims to help people with little capital, and restricted income, by providing low cost accommodation in the town of Wantage.

The trustees invite applications from appropriate people, and maintain a waiting list, so that, as vacancies become available, persons on said list have the opportunity to avail of almshouse residency.

During the year, Wantage Town Lands (Mill Street) has carried out its public benefit duty and its duty with regard to the objectives of the charity. The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Achievements and performance

The 8 properties are checked biannually for legionnaires disease. The properties were professionally checked in 2018 and all were declared free of this problem. The next legionnaires check is due in 2021.

We continued with our regular program of redecoration and general maintenance.

To continue to administer the affairs of the almshouses with probity and fairness, and to continue to maintain all the properties in good and safe order.

Financial review

During this financial year the charity made a surplus of £33,158 (2021 £29,681).

Current Assets stood at £249,628 (2021 £211,766). Total assets less current liabilities stood at £498,504 (2021 £465,346).

It is the policy of the charity that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to not less than twelve months' expenditure. The trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the charity's current activities while consideration is given to ways in which additional funds may be raised.

Freely available reserves total £248,161 for the year ended 2022 which exceed the reserves policy by approximately £236,285. Trustees' plans for reserves exceeding the reserves policy are that they recognise, given the age of the premises, there may come a time when a major programme of refurbishment will be necessary and the money will be available for such purposes.

The trustees have assessed the major risks to which the charity is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

WANTAGE TOWN LANDS (MILL STREET)

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

Structure, governance and management

The charity is an unincorporated charity registered with the Charities Commission for England and Wales governed by constitution.

The trustees who served during the year and up to the date of signature of the financial statements were:

Mr J Naish
Mr R Sharp
Mr I Hermon
Mr W R Jestico
Mr W J Roycroft
Mr S Trinder - Chairman
Mr T A Gashe
Mr J Hetherington
Mr I Mead
Mr A Howell
Mr M Cooper
Mr M Haddrell

- 1) Trustees shall be appointed after due discussion at a full meeting
- 2) The trustees may appoint any person who is willing to act as a trustee, and is not disbarred under the rules of the Charity Commission, and does not take the total number of trustees above twelve.
- 3) Any trustee may put forward an individual for consideration.

The Trustees are responsible for preparing the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Standards. Charity law requires the Trustees to prepare Financial Statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the surplus or deficit of the Charity for that year. In preparing those Financial Statements the Trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- Prepare the Financial Statements on the going concern basis unless it is inappropriate to presume that 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. They are also responsible for safeguarding the assets of the Charity and hence, for taking reasonable steps for the prevention and detection of fraud and other irregularities.


- 1) The charity is to be administered by the trustees.
- 2) The charity shall have a secretary and a treasurer, the latter role rotating amongst the trustees, with the office held for one year.
- 3) All trustees have the same legal duties and responsibilities.
- 4) A trustee may not appoint anyone to act on his or her behalf at meetings.

WANTAGE TOWN LANDS (MILL STREET)

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

The trustees' report was approved by the Board of Trustees.



.....
Mr S Trinder

Trustee

Dated: 9/3/2023

WANTAGE TOWN LANDS (MILL STREET)

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF WANTAGE TOWN LANDS (MILL STREET)

I report to the trustees on my examination of the financial statements of Wantage Town Lands (Mill Street) (the charity) for the year ended 31 December 2022.

Responsibilities and basis of report

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 (the 2011 Act).

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

I understand that this has been done in order for financial statements to provide a true and fair view in accordance with Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the charity as required by section 130 of the 2011 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.


Anna Chapman FCA

Chapman Worth Limited
2 The Old Estate Yard
High Street
East Hendred
Wantage
Oxfordshire
OX12 8JY

Dated: 15/3/2023

WANTAGE TOWN LANDS (MILL STREET)

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2022

		Unrestricted funds 2022 £	Unrestricted funds 2021 £
	Notes		
Income from:			
Charitable activities	3	40,624	40,700
Investments	4	8,714	4,884
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Total income		49,338	45,584
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Expenditure on:			
Charitable activities	5	11,726	27,079
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Net gains/(losses) on investments	9	(4,304)	11,176
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Net movement in funds		33,308	29,681
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Fund balances at 1 January 2022		465,346	435,665
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Fund balances at 31 December 2022		498,654	465,346
		<hr/> <hr/>	<hr/> <hr/>

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

WANTAGE TOWN LANDS (MILL STREET)

STATEMENT OF FINANCIAL POSITION

AS AT 31 DECEMBER 2022

	Notes	2022		2021	
		£	£	£	£
Fixed assets					
Tangible assets	10		120,000		120,000
Investments	11		130,343		134,647
			<u>250,343</u>		<u>254,647</u>
Current assets					
Cash at bank and in hand		249,778		211,766	
Creditors: amounts falling due within one year	12	(1,467)		(1,067)	
Net current assets			248,311		210,699
Total assets less current liabilities			<u>498,654</u>		<u>465,346</u>
Income funds					
Unrestricted funds			498,654		465,346
			<u>498,654</u>		<u>465,346</u>

The financial statements were approved by the Trustees on 9/3/2023

William R Jestic
 Mr W R Jestic
 Trustee

S Trinder
 Mr S Trinder
 Trustee

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

Charity information

Wantage Town Lands (Mill Street) is an unincorporated charity registered with the Charities Commission for England and Wales.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's Memorandum and Articles of Association, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2016). The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Incoming resources

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

1.5 Resources expended

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

(Continued)

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

Charitable activities include expenditure associated with meeting the charitable objectives.

Support costs are those functions that assist the work of the charity but do not directly undertake charitable activities.

Governance cost include those incurred in the governance of the charity and its assets and are primarily associated with constitutional and statutory requirements.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	0%
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The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

1 Accounting policies

(Continued)

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset is estimated to be less than its carrying amount, the carrying amount of the asset is reduced to its recoverable amount. An impairment loss is recognised immediately in income/ (expenditure for the year, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset in prior years. A reversal of an impairment loss is recognised immediately, unless the relevant asset is carried in at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2022

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Charitable activities

	2022 £	2021 £
Maintenance contributions	40,624	40,700

4 Investments

	Unrestricted funds 2022 £	Unrestricted funds 2021 £
Dividends receivable	6,543	4,861
Interest receivable	2,171	23
	<u>8,714</u>	<u>4,884</u>

5

	2022 £	2021 £
Provision & maintenance of Almshouses for the people of Wantage	8,776	24,170
Share of support costs (see note 6)	586	617
Share of governance costs (see note 6)	2,364	2,292
	<u>11,726</u>	<u>27,079</u>

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

6 Support costs

	Support costs	Governance costs	2022	2021	Basis of allocation
	£	£	£	£	
Postage and stationery	110	-	110	238	
Subscriptions	415	-	415	334	
Computer	36	-	36	40	
Sundry	25	-	25	5	
Professional fees	-	792	792	792	Governance
Clerk's fee	-	1,500	1,500	1,500	Governance
Bank fees	-	72	72	-	Governance
	<u>586</u>	<u>2,364</u>	<u>2,950</u>	<u>2,909</u>	

Governance costs includes payments to the independent examiners of £792 (2021- £792) for independent examination fees.

7 Trustees

None of the trustees (or any persons connected with them) received any remuneration during the year.

No trustees were reimbursed expenses during the year (2021 repairs £15 and direct charitable expenditure £159).

There were no donations received from trustees during the year.

8 Employees

There were no employees whose annual remuneration was more than £60,000.

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

9 Net gains/(losses) on investments

	Unrestricted funds	Total
	2022	2021
	£	£
Revaluation of investments	(4,304)	11,176

10 Tangible fixed assets

	Freehold land and buildings £
Cost	
At 1 January 2022	120,000
At 31 December 2022	120,000
Carrying amount	
At 31 December 2022	120,000
At 31 December 2021	120,000

The trustees' deem the value of the properties for insurance purposes of £1,229,972 (2021 £1,229,972) is appropriate to the market value.

11 Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 January 2016	134,647
Valuation changes	(4,304)
At 31 December 2022	130,343
Carrying amount	
At 31 December 2022	130,343
At 31 December 2021	134,647

Fixed asset investments revalued

Fixed asset investments are stated at fair value as detailed on the investment portfolio.

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2022

12 Creditors: amounts falling due within one year

	2022	2021
	£	£
Other creditors	675	275
Accruals and deferred income	792	792
	<u>1,467</u>	<u>1,067</u>

13 Related party transactions

During the year electrical services were provided by a close relative of a trustee to the charity. Total costs for these services totalled £302 (2021 £1,319).

As at the year ended 31 December 2022, £400 was owed to Wantage Town Lands (Thomas Fewson Eagles).

TOWN LANDS OF WANTAGE

England & Wales - Charity number 218441

Accounts

WANTAGE TOWN LANDS (MILL STREET)
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

WANTAGE TOWN LANDS (MILL STREET)

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees

Mr J Naish
Mr R Sharp
Mr I Hermon
Mr W R Jestico
Mr W J Roycroft
Mr S Trinder - Chairman
Mr T A Gashe
Mr J Hetherington
Mr I Mead
Mr A Howell
Mr M Cooper
Mr M Haddrell (Appointed 23 September 2021)

Charity number

218441

Principal address

Mrs C L Clubb
133 Stockham Park
Wantage
Oxfordshire
OX12 9HJ

Independent examiner

Chapman Worth Limited
3 The Old Estate Yard
High Street
East Hendred
Wantage
Oxfordshire
OX12 8JY

WANTAGE TOWN LANDS (MILL STREET)

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Independent examiner's report	4
Statement of financial activities	5
Statement of financial position	6
Notes to the financial statements	7 - 13

WANTAGE TOWN LANDS (MILL STREET)

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2021

The trustees present their annual report and financial statements for the year ended 31 December 2021.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's constitution, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)"

Objectives and activities

The charity aims to help people with little capital, and restricted income, by providing low cost accommodation in the town of Wantage.

The trustees invite applications from appropriate people, and maintain a waiting list, so that, as vacancies become available, persons on said list have the opportunity to avail of almshouse residency.

During the year, Wantage Town Lands (Mill Street) has carried out its public benefit duty and its duty with regard to the objectives of the charity. The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Achievements and performance

The 8 properties are checked biannually for legionnaires disease. The properties were professionally checked in 2018 and all were declared free of this problem. The next legionnaires check is due in 2021.

We continued with our regular program of redecoration and general maintenance.

To continue to administer the affairs of the almshouses with probity and fairness, and to continue to maintain all the properties in good and safe order.

Financial review

During this financial year the charity made a surplus of £29,681 (2020 £29,475).

Current Assets stood at £211,766 (2020 £193,087). Total assets less current liabilities stood at £465,346 (2020 £435,665).

It is the policy of the charity that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to not less than twelve months' expenditure. The trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the charity's current activities while consideration is given to ways in which additional funds may be raised.

Freely available reserves total £210,699 for the year ended 2021 which exceed the reserves policy by approximately £183,620. Trustees' plans for reserves exceeding the reserves policy are that they recognise, given the age of the premises, there may come a time when a major programme of refurbishment will be necessary and the money will be available for such purposes.

The trustees have assessed the major risks to which the charity is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

WANTAGE TOWN LANDS (MILL STREET)

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

Structure, governance and management

The charity is an unincorporated charity registered with the Charities Commission for England and Wales governed by constitution.

The trustees who served during the year and up to the date of signature of the financial statements were:

Mr J Naish

Mr R Sharp

Mr I Hermon

Mr W R Jestico

Mr W J Roycroft

Mr S Trinder - Chairman

Mr T A Gashe

Mr J Hetherington

Mr I Mead

Mr A Howell

Mr M Cooper

Mr M Haddrell

(Appointed 23 September 2021)

- 1) Trustees shall be appointed after due discussion at a full meeting
- 2) The trustees may appoint any person who is willing to act as a trustee, and is not disbarred under the rules of the Charity Commission, and does not take the total number of trustees above twelve.
- 3) Any trustee may put forward an individual for consideration.

The Trustees are responsible for preparing the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Standards. Charity law requires the Trustees to prepare Financial Statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the surplus or deficit of the Charity for that year. In preparing those Financial Statements the Trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- Prepare the Financial Statements on the going concern basis unless it is inappropriate to presume that 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. They are also responsible for safeguarding the assets of the Charity and hence, for taking reasonable steps for the prevention and detection of fraud and other irregularities.

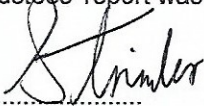
- 1) The charity is to be administered by the trustees.
- 2) The charity shall have a secretary and a treasurer, the latter role rotating amongst the trustees, with the office held for one year.
- 3) All trustees have the same legal duties and responsibilities.
- 4) A trustee may not appoint anyone to act on his or her behalf at meetings.

WANTAGE TOWN LANDS (MILL STREET)

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

The trustees' report was approved by the Board of Trustees.



.....
Mr S Trinder

Trustee

Dated: 31 March 2022

WANTAGE TOWN LANDS (MILL STREET)

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF WANTAGE TOWN LANDS (MILL STREET)

I report to the trustees on my examination of the financial statements of Wantage Town Lands (Mill Street) (the charity) for the year ended 31 December 2021.

Responsibilities and basis of report

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 (the 2011 Act).

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

I understand that this has been done in order for financial statements to provide a true and fair view in accordance with Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the charity as required by section 130 of the 2011 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.



Anna Chapman FCA
Chapman Worth Limited
3 The Old Estate Yard
High Street
East Hendred
Wantage
Oxfordshire
OX12 8JY

Dated: 8/4/2022

WANTAGE TOWN LANDS (MILL STREET)

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2021

		Unrestricted funds	Unrestricted funds
		2021	2020
	Notes	£	£
<u>Income from:</u>			
Charitable activities	3	40,700	41,835
Investments	4	4,884	5,533
		<hr/>	<hr/>
Total income		45,584	47,368
		<hr/>	<hr/>
<u>Expenditure on:</u>			
Charitable activities	5	27,079	8,083
		<hr/>	<hr/>
Net gains/(losses) on investments	9	11,176	(9,810)
		<hr/>	<hr/>
Net movement in funds		29,681	29,475
		<hr/>	<hr/>
Fund balances at 1 January 2021		435,665	406,190
		<hr/>	<hr/>
Fund balances at 31 December 2021		465,346	435,665
		<hr/> <hr/>	<hr/> <hr/>

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

WANTAGE TOWN LANDS (MILL STREET)

STATEMENT OF FINANCIAL POSITION

AS AT 31 DECEMBER 2021

	Notes	2021		2020	
		£	£	£	£
Fixed assets					
Tangible assets	10		120,000		120,000
Investments	11		134,647		123,471
			<u>254,647</u>		<u>243,471</u>
Current assets					
Debtors	12	-		455	
Cash at bank and in hand		211,766		192,632	
			<u>211,766</u>	<u>193,087</u>	
Creditors: amounts falling due within one year	13	(1,067)		(893)	
Net current assets			210,699		192,194
Total assets less current liabilities			<u>465,346</u>		<u>435,665</u>
Income funds					
Unrestricted funds			465,346		435,665
			<u>465,346</u>		<u>435,665</u>

The financial statements were approved by the Trustees on 31 March 2022

William R Jestico
 Mr W R Jestico
 Trustee

S Trinder
 Mr S Trinder
 Trustee

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies

Charity information

Wantage Town Lands (Mill Street) is an unincorporated charity registered with the Charities Commission for England and Wales.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's Memorandum and Articles of Association, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2016). The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Incoming resources

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies

(Continued)

1.5 Resources expended

Expenditure is recognised once there is a legal or constructive obligation to transfer economic benefit to a third party, it is probable that a transfer of economic benefits will be required in settlement, and the amount of the obligation can be measured reliably.

Expenditure is classified by activity. The costs of each activity are made up of the total of direct costs and shared costs, including support costs involved in undertaking each activity. Direct costs attributable to a single activity are allocated directly to that activity. Shared costs which contribute to more than one activity and support costs which are not attributable to a single activity are apportioned between those activities on a basis consistent with the use of resources. Central staff costs are allocated on the basis of time spent, and depreciation charges are allocated on the portion of the asset's use.

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

Charitable activities include expenditure associated with meeting the charitable objectives.

Support costs are those functions that assist the work of the charity but do not directly undertake charitable activities.

Governance cost include those incurred in the governance of the charity and its assets and are primarily associated with constitutional and statutory requirements.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	0%
-----------------------------	----

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in the statement of financial activities.

1.7 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies

(Continued)

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset is estimated to be less than its carrying amount, the carrying amount of the asset is reduced to its recoverable amount. An impairment loss is recognised immediately in income/ (expenditure for the year, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset in prior years. A reversal of an impairment loss is recognised immediately, unless the relevant asset is carried in at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.9 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2021

1 Accounting policies (Continued)

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Charitable activities

	2021 £	2020 £
Maintenance contributions	40,700	41,835
	<u>40,700</u>	<u>41,835</u>

4 Investments

	Unrestricted funds 2021 £	Unrestricted funds 2020 £
Dividends receivable	4,861	5,153
Interest receivable	23	380
	<u>4,884</u>	<u>5,533</u>

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2021

5

	2021 £	2020 £
Provision & maintenance of Almshouses for the people of Wantage	24,170	5,046
Share of support costs (see note 6)	617	454
Share of governance costs (see note 6)	2,292	2,583
	<u>27,079</u>	<u>8,083</u>

6 Support costs

	Support costs £	Governance costs £	2021 £	2020 £	Basis of allocation
Postage and stationery	238	-	238	59	
Subscriptions	334	-	334	373	
Computer	40	-	40	-	
Sundry	5	-	5	22	
Professional fees	-	792	792	768	Governance
Clerk's fee	-	1,500	1,500	1,800	Governance
October club	-	-	-	15	Governance
	<u>617</u>	<u>2,292</u>	<u>2,909</u>	<u>3,037</u>	

Governance costs includes payments to the independent examiners of £792 (2020- £768) for independent examination fees.

7 Trustees

None of the trustees (or any persons connected with them) received any remuneration during the year.

Trustees expenses reimbursed totalled £15 (2020 £420) for repairs and £159 (2020 nil) for direct charitable expenses.

There were no donations received from trustees during the year.

8 Employees

There were no employees whose annual remuneration was more than £60,000.

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2021

9 Net gains/(losses) on investments

	Unrestricted funds	Total
	2021 £	2020 £
Revaluation of investments	11,176	(9,810)

10 Tangible fixed assets

	Freehold land and buildings £
Cost	
At 1 January 2021	120,000
At 31 December 2021	120,000
Carrying amount	
At 31 December 2021	120,000
At 31 December 2020	120,000

The trustees' deem the value of the properties for insurance purposes of £1,229,972 (2020 £1,194,148) is appropriate to the market value.

11 Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 January 2016	123,471
Carrying amount	
At 31 December 2021	123,471
At 31 December 2020	123,471

Fixed asset investments revalued

Fixed asset investments are stated at fair value as detailed on the investment portfolio.

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2021

12 Debtors	2021	2020
	£	£
Amounts falling due within one year:		
Prepayments and accrued income	-	455
	<u> </u>	<u> </u>
13 Creditors: amounts falling due within one year	2021	2020
	£	£
Other creditors	275	125
Accruals and deferred income	792	768
	<u> </u>	<u> </u>
	<u>1,067</u>	<u>893</u>
14 Related party transactions		

During the year electrical services were provided by a close relative of a trustee to the charity. Total costs for these services totalled £1,319 (2020 none).

TOWN LANDS OF WANTAGE

England & Wales - Charity number 218441

Accounts

WANTAGE TOWN LANDS (MILL STREET)
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

WANTAGE TOWN LANDS (MILL STREET)

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees

Mr J Naish
Mr R Sharp
Mr I Hermon
Mr W R Jestico
Mr W J Roycroft
Mr S Trinder - Chairman
Mr T A Gashe
Mr J Hetherington
Mr I Mead
Mr A Howell
Mr M Cooper (Appointed 1 January 2020)

Charity number

218441

Principal address

Mrs C L Clubb
133 Stockham Park
Wantage
Oxfordshire
OX12 9HJ

Independent examiner

Chapman Worth Limited
3 The Old Estate Yard
High Street
East Hendred
Wantage
Oxfordshire
OX12 8JY

WANTAGE TOWN LANDS (MILL STREET)

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WANTAGE TOWN LANDS (MILL STREET)

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2020

The trustees present their report and financial statements for the year ended 31 December 2020.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's constitution, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)"

Objectives and activities

The charity aims to help people with little capital, and restricted income, by providing low cost accommodation in the town of Wantage.

The trustees invite applications from appropriate people, and maintain a waiting list, so that, as vacancies become available, persons on said list have the opportunity to avail of almshouse residency.

During the year, Wantage Town Lands (Mill Street) has carried out its public benefit duty and its duty with regard to the objectives of the charity. The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Achievements and performance

The 10 properties are checked biannually for legionnaires disease. The properties were professionally checked in 2018 and all were declared free of this problem. The next legionnaires check is due in 2021.

We continued with our regular program of redecoration and general maintenance.

To continue to administer the affairs of the almshouses with probity and fairness, and to continue to maintain all the properties in good and safe order.

Financial review

During this financial year the charity made a surplus of £29,475 (2019 £55,006).

Current Assets stood at £193,237 (2019 £153,953). Total assets less current liabilities stood at £435,665 (2019 £406,190).

It is the policy of the charity that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to not less than twelve months' expenditure. The trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the charity's current activities while consideration is given to ways in which additional funds may be raised.

Unrestricted reserves total £435,665 for the year ended 2020 which exceed the reserves policy by approximately £380,000. Trustees' plans for reserves exceeding the reserves policy are that they recognise, given the age of the premises, there may come a time when a major programme of refurbishment will be necessary and the money will be available for such purposes.

The trustees have assessed the major risks to which the charity is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

WANTAGE TOWN LANDS (MILL STREET)

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

Structure, governance and management

The charity is an unincorporated charity registered with the Charities Commission for England and Wales governed by constitution.

The trustees who served during the year and up to the date of signature of the financial statements were:

Mr J Naish

Mr R Sharp

Mr I Hermon

Mr W R Jestico

Mr W J Roycroft

Mr S Trinder - Chairman

Mr T A Gashe

Mr J Hetherington

Mrs S McCullough

(Resigned 11 December 2020)

Mr I Mead

Mr A Howell

Mr M Cooper

(Appointed 1 January 2020)

- 1) Trustees shall be appointed after due discussion at a full meeting
- 2) The trustees may appoint any person who is willing to act as a trustee, and is not disbarred under the rules of the Charity Commission, and does not take the total number of trustees above twelve.
- 3) Any trustee may put forward an individual for consideration.

The Trustees are responsible for preparing the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Standards. Charity law requires the Trustees to prepare Financial Statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the surplus or deficit of the Charity for that year. In preparing those Financial Statements the Trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- Prepare the Financial Statements on the going concern basis unless it is inappropriate to presume that 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. They are also responsible for safeguarding the assets of the Charity and hence, for taking reasonable steps for the prevention and detection of fraud and other irregularities.

- 1) The charity is to be administered by the trustees.
- 2) The charity shall have a secretary and a treasurer, the latter role rotating amongst the trustees, with the office held for one year.
- 3) All trustees have the same legal duties and responsibilities.
- 4) A trustee may not appoint anyone to act on his or her behalf at meetings.

WANTAGE TOWN LANDS (MILL STREET)

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

The trustees' report was approved by the Board of Trustees.



.....
Mr S Trinder

Trustee

Dated: 1/4/2021

WANTAGE TOWN LANDS (MILL STREET)

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF WANTAGE TOWN LANDS (MILL STREET)

I report to the trustees on my examination of the financial statements of Wantage Town Lands (Mill Street) (the charity) for the year ended 31 December 2020.

Responsibilities and basis of report

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 (the 2011 Act).

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

I understand that this has been done in order for financial statements to provide a true and fair view in accordance with Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the charity as required by section 130 of the 2011 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.



Anna Chapman FCA
Chapman Worth Limited
3 The Old Estate Yard
High Street
East Hendred
Wantage
Oxfordshire
OX12 8JY

Dated: 15 April 2021

WANTAGE TOWN LANDS (MILL STREET)

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2020

	Notes	Unrestricted funds 2020 £	Unrestricted funds 2019 £
<u>Income from:</u>			
Donations and legacies	3	-	2,000
Charitable activities	4	41,835	40,926
Investments	5	5,533	5,834
Total income		<u>47,368</u>	<u>48,760</u>
<u>Expenditure on:</u>			
Charitable activities	6	<u>8,083</u>	<u>9,672</u>
Net gains/(losses) on investments	10	<u>(9,810)</u>	<u>15,918</u>
Net movement in funds		29,475	55,006
Fund balances at 1 January 2020		<u>406,190</u>	<u>351,184</u>
Fund balances at 31 December 2020		<u><u>435,665</u></u>	<u><u>406,190</u></u>

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

WANTAGE TOWN LANDS (MILL STREET)

BALANCE SHEET

AS AT 31 DECEMBER 2020

	Notes	2020		2019	
		£	£	£	£
Fixed assets					
Tangible assets	11		120,000		120,000
Investments	12		123,471		133,280
			<u>243,471</u>		<u>253,280</u>
Current assets					
Debtors	13	455		865	
Cash at bank and in hand		192,782		153,088	
		<u>193,237</u>		<u>153,953</u>	
Creditors: amounts falling due within one year	14	(1,043)		(1,043)	
Net current assets			192,194		152,910
Total assets less current liabilities			<u>435,665</u>		<u>406,190</u>
Income funds					
Unrestricted funds			435,665		406,190
			<u>435,665</u>		<u>406,190</u>

The financial statements were approved by the Trustees on 1st April 2021

William R. Jestico
Mr W R Jestico
Trustee

S. Trinder
Mr S Trinder
Trustee

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

1 Accounting policies

Charity information

Wantage Town Lands (Mill Street) is an unincorporated charity registered with the Charities Commission for England and Wales.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's Memorandum and Articles of Association, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2016). The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Incoming resources

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

1 Accounting policies

(Continued)

1.5 Resources expended

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

Charitable activities include expenditure associated with meeting the charitable objectives.

Support costs are those functions that assist the work of the charity but do not directly undertake charitable activities.

Governance cost include those incurred in the governance of the charity and its assets and are primarily associated with constitutional and statutory requirements.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	0%
-----------------------------	----

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in net income/(expenditure) for the year.

1.7 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset is estimated to be less than its carrying amount, the carrying amount of the asset is reduced to its recoverable amount. An impairment loss is recognised immediately in income/(expenditure) for the year, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset in prior years. A reversal of an impairment loss is recognised immediately, unless the relevant asset is carried in at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

1 Accounting policies

(Continued)

1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.9 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

3 Donations and legacies

	Total	Unrestricted funds
	2020	2019
	£	£
Donations and gifts	-	2,000
	<u> </u>	<u> </u>
Donations and gifts		
Other	-	2,000
	<u> </u>	<u> </u>
	<u> </u>	<u> </u>

4 Charitable activities

	2020	2019
	£	£
Maintenance contributions	41,835	40,926
	<u> </u>	<u> </u>

5 Investments

	Unrestricted funds	Unrestricted funds
	2020	2019
	£	£
Dividends receivable	5,153	5,145
Interest receivable	380	689
	<u> </u>	<u> </u>
	<u> </u>	<u> </u>

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

6

	2020 £	2019 £
Provision & maintenance of Almshouses for the people of Wantage	5,046	6,559
Share of support costs (see note 7)	454	725
Share of governance costs (see note 7)	2,583	2,388
	<u>8,083</u>	<u>9,672</u>

7 Support costs

	Support costs £	Governance costs £	2020 £	2019 £	Basis of allocation
Loan interest payable	-	-	-	249	
Postage and stationery	59	-	59	79	
Subscriptions	373	-	373	372	
Sundry	22	-	22	25	
Professional fees	-	768	768	768	Governance
Clerk's fee	-	1,800	1,800	1,575	Governance
October club	-	15	15	45	Governance
	<u>454</u>	<u>2,583</u>	<u>3,037</u>	<u>3,113</u>	

Governance costs includes payments to the independent examiners of £768 (2019- £768) for independent examination fees.

8 Trustees

None of the trustees (or any persons connected with them) received any remuneration, benefits or reimbursed expenses from the charity during the year.

9 Employees

The average monthly number of employees during the year was:

	2020 Number	2019 Number
Total	<u>-</u>	<u>-</u>

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

10 Net gains/(losses) on investments

	Unrestricted funds	Total
	2020 £	2019 £
Revaluation of investments	(9,810)	15,918

11 Tangible fixed assets

	Freehold land and buildings £
Cost	
At 1 January 2020	120,000
At 31 December 2020	120,000
Carrying amount	
At 31 December 2020	120,000
At 31 December 2019	120,000

The trustees' deem the value of the properties for insurance purposes of £1,194,148 (2019 £1,168,442) is appropriate to the market value.

12 Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 January 2016	133,280
Valuation changes	(9,809)
At 31 December 2020	123,471
Carrying amount	
At 31 December 2020	123,471
At 31 December 2019	133,280

Fixed asset investments revalued

Fixed asset investments are stated at fair value as detailed on the investment portfolio.

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

13 Debtors	2020	2019
	£	£
Amounts falling due within one year:		
Prepayments and accrued income	455	865
	<u> </u>	<u> </u>
14 Creditors: amounts falling due within one year	2020	2019
	£	£
Other creditors	275	275
Accruals and deferred income	768	768
	<u> </u>	<u> </u>
	<u>1,043</u>	<u>1,043</u>
15 Related party transactions		

There were no disclosable related party transactions during the year (2019 - none).

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees	Mr W R Jestico Mr T A Gashe Mr J Naish Mr R Sharp Mr I Hermon Mr W J Roycroft Mr S Trinder - Chairman Mr J Hetherington Mr I Mead Mr A Howell Mr M Cooper	(Appointed 1 January 2020)
Charity number	218441-1	
Principal address	Mrs C L Clubb 133 Stockham Park Wantage Oxfordshire OX12 9HJ	
Independent examiner	Chapman Worth Limited 3 The Old Estate Yard High Street East Hendred Wantage Oxfordshire OX12 8JY	

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

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WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2020

The trustees present their report and financial statements for the year ended 31 December 2020.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's constitution, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)"

Objectives and activities

The charity's objective is the provision of Almshouses for the people of Wantage. The charity does not hold any restricted or endowment funds.

The charity aims to help people with little capital, and restricted income, by providing low cost accommodation in the town of Wantage.

The trustees invite applications from appropriate people, and maintain a waiting list, so that, as vacancies become available, persons on said list have the opportunity to avail of almshouse residency.

During the year, Wantage Town Lands (Thomas Fewson Eagles) has carried out its public benefit duty and its duty with regard to the objectives of the charity. The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Achievements and performance

The 10 properties are checked biannually for legionnaires disease. The properties were professionally checked in 2018 and all were declared free of this problem. The next legionnaires check is due in 2021.

We continued with our regular program of redecoration and general maintenance.

Plans for the future

To continue to administer the affairs of the almshouses with probity and fairness, and to continue to maintain all the properties in good and safe order.

Financial review

During this financial year the charity made a surplus of £49,525 (2019 £84,443).

Current Assets stood at £235,492 (2019 £190,595). Total assets less current liabilities stood at £508,045 (2019 £458,520).

It is the policy of the charity that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to not less than twelve months' expenditure. The trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the charity's current activities while consideration is given to ways in which additional funds may be raised.

Unrestricted reserves total £508,045 for the year ended 2020 which exceed the reserves policy by approximately £493,000. Trustees' plans for reserves exceeding the reserves policy are that they recognise given the age of the premises there may come a time when a major programme of refurbishment will be necessary and the money will be available for such purposes.

The trustees have assessed the major risks to which the charity is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

Structure, governance and management

The charity is an unincorporated charity registered with the Charities Commission for England and Wales governed by constitution.

The trustees who served during the year and up to the date of signature of the financial statements were:

Mr W R Jestico

Mr T A Gashe

Mr J Naish

Mr R Sharp

Mr I Hermon

Mr W J Roycroft

Mr S Trinder - Chairman

Mr J Hetherington

Mr I Mead

Mrs S McCullough

(Resigned 11 December 2020)

Mr A Howell

Mr M Cooper

(Appointed 1 January 2020)

- 1) Trustees shall be appointed after due discussion at a full meeting.
- 2) The trustees may appoint any person who is willing to act as a trustee, and is not disbarred under the rules of the Charity Commission, and does not take the total number of trustees above twelve.
- 3) Any trustee may put forward an individual for consideration.

The Trustees are responsible for preparing the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Standards. Charity law requires the Trustees to prepare Financial Statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the surplus or deficit of the Charity for that year. In preparing those Financial Statements the Trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- Prepare the Financial Statements on the going concern basis unless it is inappropriate to presume that 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. They are also responsible for safeguarding the assets of the Charity and hence, for taking reasonable steps for the prevention and detection of fraud and other irregularities.

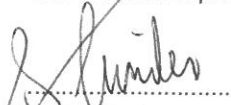
- 1) The charity is to be administered by the trustees.
- 2) The charity shall have a secretary and a treasurer, the latter role rotating amongst the trustees, with the office held for one year.
- 3) All trustees have the same legal duties and responsibilities.
- 4) A trustee may not appoint anyone to act on his or her behalf at meetings.

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

The trustees' report was approved by the Board of Trustees.



Mrs S Trinder

Trustee

Dated: 1/4/2021

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

I report to the trustees on my examination of the financial statements of Wantage Town Lands (Thomas Fewson Eagles) (the charity) for the year ended 31 December 2020.

Responsibilities and basis of report

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 (the 2011 Act).

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

I understand that this has been done in order for financial statements to provide a true and fair view in accordance with Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the charity as required by section 130 of the 2011 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.



Anna Chapman FCA
Chapman Worth Limited
3 The Old Estate Yard
High Street
East Hendred
Wantage
Oxfordshire
OX12 8JY

Dated:

15 April 2021

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2020

	Notes	Unrestricted funds 2020 £	Unrestricted funds 2019 £
<u>Income from:</u>			
Donations and legacies	3	150	-
Charitable activities	4	51,931	50,945
Investments	5	4,891	5,248
Total income		<u>56,972</u>	<u>56,193</u>
<u>Expenditure on:</u>			
Charitable activities	6	<u>12,074</u>	<u>9,240</u>
Net gains/(losses) on investments	10	<u>4,627</u>	<u>37,490</u>
Net movement in funds		49,525	84,443
Fund balances at 1 January 2020		<u>458,520</u>	<u>374,077</u>
Fund balances at 31 December 2020		<u><u>508,045</u></u>	<u><u>458,520</u></u>

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

STATEMENT OF FINANCIAL POSITION

AS AT 31 DECEMBER 2020

	Notes	2020		2019	
		£	£	£	£
Fixed assets					
Tangible assets	11		20,568		20,568
Investments	12		252,975		248,347
			<u>273,543</u>		<u>268,915</u>
Current assets					
Debtors	13	688		1,122	
Cash at bank and in hand		234,804		189,473	
		<u>235,492</u>		<u>190,595</u>	
Creditors: amounts falling due within one year	14	(990)		(990)	
Net current assets			234,502		189,605
Total assets less current liabilities			<u>508,045</u>		<u>458,520</u>
Income funds					
Unrestricted funds			508,045		458,520
			<u>508,045</u>		<u>458,520</u>

The financial statements were approved by the Trustees on 1st April 2021


Mr W R Jestico
Trustee


Mrs S Trinder
Trustee

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2020

1 Accounting policies

Charity information

Wantage Town Lands (Thomas Fewson Eagles) is an unincorporated charity registered with the Charities Commission for England and Wales.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's Constitution, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2016). The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Incoming resources

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

1 Accounting policies

(Continued)

1.5 Resources expended

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

Charitable activities include expenditure associated with meeting the charitable objectives.

Support costs are those functions that assist the work of the charity but do not directly undertake charitable activities.

Governance cost include those incurred in the governance of the charity and its assets and are primarily associated with constitutional and statutory requirements.

1.6 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset is estimated to be less than its carrying amount, the carrying amount of the asset is reduced to its recoverable amount. An impairment loss is recognised immediately in income/ (expenditure for the year, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset in prior years. A reversal of an impairment loss is recognised immediately, unless the relevant asset is carried in at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

1.7 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.8 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

1 Accounting policies

(Continued)

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

3 Donations and legacies

	Unrestricted funds	Total
	2020	2019
	£	£
Donations and gifts	150	-

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

4 Charitable activities

	2020 £	2019 £
Maintenance contributions	51,931	50,945

5 Investments

	Unrestricted funds 2020 £	Unrestricted funds 2019 £
Dividends receivable	4,417	4,417
Interest receivable	474	831
	<u>4,891</u>	<u>5,248</u>

6

	2020 £	2019 £
Provision & maintenance of Almshouses for the people of Wantage	9,100	6,475
Share of support costs (see note 7)	484	400
Share of governance costs (see note 7)	2,490	2,365
	<u>12,074</u>	<u>9,240</u>

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

7 Support costs

	Support costs	Governance costs	2020	Support costs	Governance costs	2019
	£	£	£	£	£	£
Printing and stationery	118	-	118	39	-	39
Subscriptions	323	-	323	335	-	335
Sundries	43	-	43	26	-	26
Management expenses	-	1,500	1,500	-	1,375	1,375
Professional fees	-	990	990	-	990	990
	<u>484</u>	<u>2,490</u>	<u>2,974</u>	<u>400</u>	<u>2,365</u>	<u>2,765</u>
Analysed between						
Charitable activities	<u>484</u>	<u>2,490</u>	<u>2,974</u>	<u>400</u>	<u>2,365</u>	<u>2,765</u>

Governance costs includes payments to the independent examiners of £990 (2019- £990) for independent examination fees.

8 Trustees

None of the trustees (or any persons connected with them) received any remuneration, benefits or reimbursed expenses from the charity during the year.

9 Employees

The average monthly number of employees during the year was:

	2020 Number	2019 Number
Total	<u>-</u>	<u>-</u>

10 Net gains/(losses) on investments

	Unrestricted funds	Unrestricted funds
	2020 £	2019 £
Revaluation of investments	<u>4,627</u>	<u>37,490</u>

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

11 Tangible fixed assets

	Freehold land and buildings £
Cost	
At 1 January 2020	109,391
At 31 December 2020	<u>109,391</u>
Depreciation and impairment	
At 1 January 2020	88,823
At 31 December 2020	<u>88,823</u>
Carrying amount	
At 31 December 2020	<u>20,568</u>
At 31 December 2019	<u>20,568</u>

The trustees' deem the value of the properties for insurance purposes of £1,819,397 (2019 £1,780,232) is appropriate to the market value.

12 Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 January 2020 & 31 December 2020	248,347
Carrying amount	
At 31 December 2020	<u>248,347</u>
At 31 December 2019	<u>248,347</u>

Fixed asset investments revalued

Fixed asset investments are stated at fair value as detailed on the investment portfolio.

13 Debtors

	2020 £	2019 £
Amounts falling due within one year:		
Prepayments and accrued income	<u>688</u>	<u>1,122</u>

WANTAGE TOWN LANDS (THOMAS FEWSON EAGLES)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

14 Creditors: amounts falling due within one year

	2020	2019
	£	£
Accruals and deferred income	990	990
	<u>990</u>	<u>990</u>

15 Related party transactions

There were no disclosable related party transactions during the year (2019 - none).

WANTAGE TOWN LANDS (MILL STREET)
ANNUAL REPORT AND UNAUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

WANTAGE TOWN LANDS (MILL STREET)

LEGAL AND ADMINISTRATIVE INFORMATION

Trustees

Mr J Naish
Mr R Sharp
Mr I Hermon
Mr W R Jestico
Mr W J Roycroft
Mr S Trinder - Chairman
Mr T A Gashe
Mr J Hetherington
Mr I Mead
Mr A Howell
Mr M Cooper (Appointed 1 January 2020)

Charity number

218441

Principal address

Mrs C L Clubb
133 Stockham Park
Wantage
Oxfordshire
OX12 9HJ

Independent examiner

Chapman Worth Limited
3 The Old Estate Yard
High Street
East Hendred
Wantage
Oxfordshire
OX12 8JY

WANTAGE TOWN LANDS (MILL STREET)

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WANTAGE TOWN LANDS (MILL STREET)

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2020

The trustees present their report and financial statements for the year ended 31 December 2020.

The accounts have been prepared in accordance with the accounting policies set out in note 1 to the accounts and comply with the charity's constitution, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2015)"

Objectives and activities

The charity aims to help people with little capital, and restricted income, by providing low cost accommodation in the town of Wantage.

The trustees invite applications from appropriate people, and maintain a waiting list, so that, as vacancies become available, persons on said list have the opportunity to avail of almshouse residency.

During the year, Wantage Town Lands (Mill Street) has carried out its public benefit duty and its duty with regard to the objectives of the charity. The trustees have paid due regard to guidance issued by the Charity Commission in deciding what activities the charity should undertake.

Achievements and performance

The 10 properties are checked biannually for legionnaires disease. The properties were professionally checked in 2018 and all were declared free of this problem. The next legionnaires check is due in 2021.

We continued with our regular program of redecoration and general maintenance.

To continue to administer the affairs of the almshouses with probity and fairness, and to continue to maintain all the properties in good and safe order.

Financial review

During this financial year the charity made a surplus of £29,475 (2019 £55,006).

Current Assets stood at £193,237 (2019 £153,953). Total assets less current liabilities stood at £435,665 (2019 £406,190).

It is the policy of the charity that unrestricted funds which have not been designated for a specific use should be maintained at a level equivalent to not less than twelve months' expenditure. The trustees consider that reserves at this level will ensure that, in the event of a significant drop in funding, they will be able to continue the charity's current activities while consideration is given to ways in which additional funds may be raised.

Unrestricted reserves total £435,665 for the year ended 2020 which exceed the reserves policy by approximately £380,000. Trustees' plans for reserves exceeding the reserves policy are that they recognise, given the age of the premises, there may come a time when a major programme of refurbishment will be necessary and the money will be available for such purposes.

The trustees have assessed the major risks to which the charity is exposed, and are satisfied that systems are in place to mitigate exposure to the major risks.

WANTAGE TOWN LANDS (MILL STREET)

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

Structure, governance and management

The charity is an unincorporated charity registered with the Charities Commission for England and Wales governed by constitution.

The trustees who served during the year and up to the date of signature of the financial statements were:

Mr J Naish

Mr R Sharp

Mr I Hermon

Mr W R Jestico

Mr W J Roycroft

Mr S Trinder - Chairman

Mr T A Gashe

Mr J Hetherington

Mrs S McCullough

(Resigned 11 December 2020)

Mr I Mead

Mr A Howell

Mr M Cooper

(Appointed 1 January 2020)

- 1) Trustees shall be appointed after due discussion at a full meeting
- 2) The trustees may appoint any person who is willing to act as a trustee, and is not disbarred under the rules of the Charity Commission, and does not take the total number of trustees above twelve.
- 3) Any trustee may put forward an individual for consideration.

The Trustees are responsible for preparing the financial statements in accordance with applicable law and United Kingdom Generally Accepted Accounting Standards. Charity law requires the Trustees to prepare Financial Statements for each financial year which give a true and fair view of the state of affairs of the Charity and of the surplus or deficit of the Charity for that year. In preparing those Financial Statements the Trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- Prepare the Financial Statements on the going concern basis unless it is inappropriate to presume that 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. They are also responsible for safeguarding the assets of the Charity and hence, for taking reasonable steps for the prevention and detection of fraud and other irregularities.


- 1) The charity is to be administered by the trustees.
- 2) The charity shall have a secretary and a treasurer, the latter role rotating amongst the trustees, with the office held for one year.
- 3) All trustees have the same legal duties and responsibilities.
- 4) A trustee may not appoint anyone to act on his or her behalf at meetings.

WANTAGE TOWN LANDS (MILL STREET)

TRUSTEES' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

The trustees' report was approved by the Board of Trustees.



.....
Mr S Trinder

Trustee

Dated: 1/4/2021

WANTAGE TOWN LANDS (MILL STREET)

INDEPENDENT EXAMINER'S REPORT

TO THE TRUSTEES OF WANTAGE TOWN LANDS (MILL STREET)

I report to the trustees on my examination of the financial statements of Wantage Town Lands (Mill Street) (the charity) for the year ended 31 December 2020.

Responsibilities and basis of report

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 (the 2011 Act).

I report in respect of my examination of the charity's financial statements carried out under section 145 of the 2011 Act. In carrying out my examination I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Your attention is drawn to the fact that the charity has prepared financial statements in accordance with Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) in preference to the Accounting and Reporting by Charities: Statement of Recommended Practice issued on 1 April 2005 which is referred to in the extant regulations but has now been withdrawn.

I understand that this has been done in order for financial statements to provide a true and fair view in accordance with Generally Accepted Accounting Practice effective for reporting periods beginning on or after 1 January 2015.

I have completed my examination. I confirm that no matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- 1 accounting records were not kept in respect of the charity as required by section 130 of the 2011 Act; or
- 2 the financial statements do not accord with those records; or
- 3 the financial statements do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.



Anna Chapman FCA
Chapman Worth Limited
3 The Old Estate Yard
High Street
East Hendred
Wantage
Oxfordshire
OX12 8JY

Dated: 15 April 2021

WANTAGE TOWN LANDS (MILL STREET)

STATEMENT OF FINANCIAL ACTIVITIES INCLUDING INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 DECEMBER 2020

	Notes	Unrestricted funds 2020 £	Unrestricted funds 2019 £
<u>Income from:</u>			
Donations and legacies	3	-	2,000
Charitable activities	4	41,835	40,926
Investments	5	5,533	5,834
Total income		<u>47,368</u>	<u>48,760</u>
<u>Expenditure on:</u>			
Charitable activities	6	<u>8,083</u>	<u>9,672</u>
Net gains/(losses) on investments	10	<u>(9,810)</u>	<u>15,918</u>
Net movement in funds		29,475	55,006
Fund balances at 1 January 2020		<u>406,190</u>	<u>351,184</u>
Fund balances at 31 December 2020		<u><u>435,665</u></u>	<u><u>406,190</u></u>

The statement of financial activities includes all gains and losses recognised in the year.

All income and expenditure derive from continuing activities.

WANTAGE TOWN LANDS (MILL STREET)

BALANCE SHEET

AS AT 31 DECEMBER 2020

	Notes	2020		2019	
		£	£	£	£
Fixed assets					
Tangible assets	11		120,000		120,000
Investments	12		123,471		133,280
			<u>243,471</u>		<u>253,280</u>
Current assets					
Debtors	13	455		865	
Cash at bank and in hand		192,782		153,088	
		<u>193,237</u>		<u>153,953</u>	
Creditors: amounts falling due within one year	14	(1,043)		(1,043)	
Net current assets			192,194		152,910
Total assets less current liabilities			<u>435,665</u>		<u>406,190</u>
Income funds					
Unrestricted funds			435,665		406,190
			<u>435,665</u>		<u>406,190</u>

The financial statements were approved by the Trustees on 1st April 2021

William R. Jestico
Mr W R Jestico
Trustee

S. Trinder
Mr S Trinder
Trustee

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

1 Accounting policies

Charity information

Wantage Town Lands (Mill Street) is an unincorporated charity registered with the Charities Commission for England and Wales.

1.1 Accounting convention

The financial statements have been prepared in accordance with the charity's Memorandum and Articles of Association, the Charities Act 2011 and "Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)" (as amended for accounting periods commencing from 1 January 2016). The charity is a Public Benefit Entity as defined by FRS 102.

The charity has taken advantage of the provisions in the SORP for charities applying FRS 102 Update Bulletin 1 not to prepare a Statement of Cash Flows.

The financial statements have departed from the Charities (Accounts and Reports) Regulations 2008 only to the extent required to provide a true and fair view. This departure has involved following the Statement of Recommended Practice for charities applying FRS 102 rather than the version of the Statement of Recommended Practice which is referred to in the Regulations but which has since been withdrawn.

The financial statements are prepared in sterling, which is the functional currency of the charity. Monetary amounts in these financial statements are rounded to the nearest £.

The financial statements have been prepared under the historical cost convention, modified to include the revaluation of freehold properties and to include investment properties and certain financial instruments at fair value. The principal accounting policies adopted are set out below.

1.2 Going concern

At the time of approving the financial statements, the trustees have a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus the trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

1.3 Charitable funds

Unrestricted funds are available for use at the discretion of the trustees in furtherance of their charitable objectives.

Restricted funds are subject to specific conditions by donors as to how they may be used. The purposes and uses of the restricted funds are set out in the notes to the financial statements.

Endowment funds are subject to specific conditions by donors that the capital must be maintained by the charity.

1.4 Incoming resources

Income is recognised when the charity is legally entitled to it after any performance conditions have been met, the amounts can be measured reliably, and it is probable that income will be received.

Cash donations are recognised on receipt. Other donations are recognised once the charity has been notified of the donation, unless performance conditions require deferral of the amount. Income tax recoverable in relation to donations received under Gift Aid or deeds of covenant is recognised at the time of the donation.

Legacies are recognised on receipt or otherwise if the charity has been notified of an impending distribution, the amount is known, and receipt is expected. If the amount is not known, the legacy is treated as a contingent asset.

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

1 Accounting policies

(Continued)

1.5 Resources expended

Expenditure is recognised once there is a legal or constructive obligation to make a payment to a third party, it is probable that settlement will be required and the amount of the obligation can be measured reliably.

Charitable activities include expenditure associated with meeting the charitable objectives.

Support costs are those functions that assist the work of the charity but do not directly undertake charitable activities.

Governance cost include those incurred in the governance of the charity and its assets and are primarily associated with constitutional and statutory requirements.

1.6 Tangible fixed assets

Tangible fixed assets are initially measured at cost and subsequently measured at cost or valuation, net of depreciation and any impairment losses.

Depreciation is recognised so as to write off the cost or valuation of assets less their residual values over their useful lives on the following bases:

Freehold land and buildings	0%
-----------------------------	----

The gain or loss arising on the disposal of an asset is determined as the difference between the sale proceeds and the carrying value of the asset, and is recognised in net income/(expenditure) for the year.

1.7 Impairment of fixed assets

At each reporting end date, the charity reviews the carrying amounts of its tangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any).

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset is estimated to be less than its carrying amount, the carrying amount of the asset is reduced to its recoverable amount. An impairment loss is recognised immediately in income/(expenditure) for the year, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Recognised impairment losses are reversed if, and only if, the reasons for the impairment loss have ceased to apply. Where an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset in prior years. A reversal of an impairment loss is recognised immediately, unless the relevant asset is carried in at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2020

1 Accounting policies

(Continued)

1.8 Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short-term liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities.

1.9 Financial instruments

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised in the charity's balance sheet when the charity becomes party to the contractual provisions of the instrument.

Financial assets and liabilities are offset, with the net amounts presented in the financial statements, when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic financial assets

Basic financial assets, which include debtors and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Financial assets classified as receivable within one year are not amortised.

Basic financial liabilities

Basic financial liabilities, including creditors and bank loans are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future payments discounted at a market rate of interest. Financial liabilities classified as payable within one year are not amortised.

Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade creditors are obligations to pay for goods or services that have been acquired in the ordinary course of operations from suppliers. Amounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade creditors are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

Derecognition of financial liabilities

Financial liabilities are derecognised when the charity's contractual obligations expire or are discharged or cancelled.

2 Critical accounting estimates and judgements

In the application of the charity's accounting policies, the trustees are required to make judgements, estimates and assumptions about the carrying amount of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised where the revision affects only that period, or in the period of the revision and future periods where the revision affects both current and future periods.

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

3 Donations and legacies

	Total	Unrestricted
		funds
	2020	2019
	£	£
Donations and gifts	-	2,000
	<u> </u>	<u> </u>
Donations and gifts		
Other	-	2,000
	<u> </u>	<u> </u>
	<u> </u>	<u> </u>

4 Charitable activities

	2020	2019
	£	£
Maintenance contributions	41,835	40,926
	<u> </u>	<u> </u>

5 Investments

	Unrestricted	Unrestricted
	funds	funds
	2020	2019
	£	£
Dividends receivable	5,153	5,145
Interest receivable	380	689
	<u> </u>	<u> </u>
	<u> </u>	<u> </u>

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

6

	2020 £	2019 £
Provision & maintenance of Almshouses for the people of Wantage	5,046	6,559
Share of support costs (see note 7)	454	725
Share of governance costs (see note 7)	2,583	2,388
	<u>8,083</u>	<u>9,672</u>

7 Support costs

	Support costs £	Governance costs £	2020 £	2019 £	Basis of allocation
Loan interest payable	-	-	-	249	
Postage and stationery	59	-	59	79	
Subscriptions	373	-	373	372	
Sundry	22	-	22	25	
Professional fees	-	768	768	768	Governance
Clerk's fee	-	1,800	1,800	1,575	Governance
October club	-	15	15	45	Governance
	<u>454</u>	<u>2,583</u>	<u>3,037</u>	<u>3,113</u>	

Governance costs includes payments to the independent examiners of £768 (2019- £768) for independent examination fees.

8 Trustees

None of the trustees (or any persons connected with them) received any remuneration, benefits or reimbursed expenses from the charity during the year.

9 Employees

The average monthly number of employees during the year was:

	2020 Number	2019 Number
Total	<u>-</u>	<u>-</u>

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

10 Net gains/(losses) on investments

	Unrestricted funds	Total
	2020 £	2019 £
Revaluation of investments	(9,810)	15,918

11 Tangible fixed assets

	Freehold land and buildings £
Cost	
At 1 January 2020	120,000
At 31 December 2020	120,000
Carrying amount	
At 31 December 2020	120,000
At 31 December 2019	120,000

The trustees' deem the value of the properties for insurance purposes of £1,194,148 (2019 £1,168,442) is appropriate to the market value.

12 Fixed asset investments

	Listed investments £
Cost or valuation	
At 1 January 2016	133,280
Valuation changes	(9,809)
At 31 December 2020	123,471
Carrying amount	
At 31 December 2020	123,471
At 31 December 2019	133,280

Fixed asset investments revalued

Fixed asset investments are stated at fair value as detailed on the investment portfolio.

WANTAGE TOWN LANDS (MILL STREET)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED) FOR THE YEAR ENDED 31 DECEMBER 2020

13 Debtors	2020	2019
	£	£
Amounts falling due within one year:		
Prepayments and accrued income	455	865
	<u> </u>	<u> </u>
14 Creditors: amounts falling due within one year	2020	2019
	£	£
Other creditors	275	275
Accruals and deferred income	768	768
	<u> </u>	<u> </u>
	<u>1,043</u>	<u>1,043</u>
15 Related party transactions		

There were no disclosable related party transactions during the year (2019 - none).