

# George Ognell's Charity

England & Wales · Charity number 219925

## Details

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**Other names** GEORGE OGNELL'S POOR CHARITY

**Status** Registered

**Legal form** Other

**Registered** 1963-08-21

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

## Contact

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**Address** 51 Pretoria Avenue  
Midhurst  
West Sussex  
GU29 9PP

**Phone** 07799761268

**Email** [p.wolfe213@btinternet.com](mailto:p.wolfe213@btinternet.com)

## Activities

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**Objects:** ALMSHOUSES FOR POOR PERSONS OF GOOD CHARACTER WHO ARE RESIDENT IN THE PARISH OF MIDHURST AT THE TIME OF APPOINTMENT.

**Activities:** The running of an almshouse.

## Classification

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- **How:** Provides Buildings/facilities/open Space
- **What:** The Prevention Or Relief Of Poverty, Accommodation/housing
- **Who:** Elderly/old People

## Geography

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- **Area of benefit:** PARISH OF MIDHURST
- West Sussex

## Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£31,059	£34,238	-	-
2023-12-31	£31,570	£27,384	-	-
2022-12-31	£29,965	£28,266	-	-
2021-12-31	£26,855	£35,614	-	-
2020-12-31	£24,196	£17,704	-	-

## Trustees

Name	Role	Appointed
<b>MRS JUDY FOWLER</b>	Chair	
Alain Mardle		2021-09-01
Doon Muir		2016-11-21
GLYN UPJOHN		2017-01-18
John Travers		2023-10-24
RICHARD WATTS		2023-10-24

**George Ognell's Charity**

England & Wales - Charity number 219925

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# Accounts

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# GEORGE OGNELLS CHARITY

Registered Charity No 219925

Ognells Flats. North Street, Midhurst, West Sussex. GU29 9DY

Trustees Annual Report 2023

6<sup>th</sup> June 2025

## Trustees

Ms. Judy Fowler – Chairman

Mr. Alain Mardle

Ms. Doon Muir

Mr. John Travers – Council Rep

Clerk – Mr Andy Gilson

Mr. Glyn Upjohn

Mr. Richard Watts – Council Rep

The Almshouse remains as is, divided into six single bedsits and two one bedroom flats, and communal front and rear gardens

Two Trustees resigned during 2024. Efforts are in progress to look for replacements.

No amendments were made to the Governing Document. A review of the GD is underway. This depends on the ongoing decision to convert to a Charitable Incorporated Organisation. When complete the GD will include updates of policies and procedures.

Richard Page [Flat 4] is our current 'warden' and has been carrying out his duties with due diligence.

All regular scheduled maintenance was carried out. Including boiler, fire alarm, fire extinguishers and gardens.

As of Nov 2024 all flats are occupied and the Trust continues to maintain a healthy bank balance, without need to fund raise or borrow funds from investment companies, banks or local authorities.

Decorating and repairs to the windows and fascias at the front of the building were completed. Rear areas to commence in 2025.

All residents appear to be coping with the current inflation and high living costs, without need for help from the Trust and all are keeping up with the rent contributions, as well as Council tax and living expenses.

There were no further points of note to report in 2024.

Andy Gilson

Clerk to the Trustees.



Section A

Independent Examiner's Report

Report to the trustees/  
members of

Charity Name  
George Ognell's Poor Charity

On accounts for the year  
ended

31 December 2024

Charity no 219925  
(if any)

Set out on pages

(remember to include the page numbers of additional sheet)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended ~~31 / 12 / 2024~~.

Responsibilities and  
basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

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

Independent  
examiner's statement

I am qualified to undertake the examination by being a qualified member of The Institute of Chartered Accountants of Scotland

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

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did 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 requirements 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 accounts to be reached.

Signed:

Date: 19/6/2025

Name: Robert D Morrison

Relevant professional  
qualification(s) or body  
(if any):

Institute of Chartered Accountants of Scotland

Address: Chinthurst June Lane MIDHURST West Sussex GU29 9EW

**Section B**

**Disclosure**

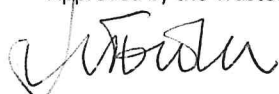
Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

**Give here brief details of any items that the examiner wishes to disclose.**

George Ognell's Charity  
Year ended 31 December 2024

	2024	2023
<b>Income &amp; expenditure account</b>		
Receipts:		
Maintenance contributions	29,340.00	30,179.00
Investment income	1,719.07	1,390.91
	<u>31,059.07</u>	<u>31,569.91</u>
Expenditure:		
Property expenses:		
Light & heat	10,068.84	9,561.65
Rates	1,351.93	1,690.14
Building improvements	0.00	6,111.77
Building repairs	10,818.98	1,014.17
Equipment repairs	2,957.25	1,331.50
Cleaning	780.00	294.00
Gardening	1,807.66	1,396.78
	<u>27,784.66</u>	<u>21,400.01</u>
Admin expenses:		
Insurance	1,347.68	1,362.31
Clerks remuneration	4,000.00	4,000.00
Sundry expenses	409.50	426.10
Subscriptions	696.00	196.00
	<u>6,453.18</u>	<u>5,984.41</u>
	<u>34,237.84</u>	<u>27,384.42</u>
Net income (expenditure) for the year	(3,178.77)	4,185.49
Bank & cash brought forward	32,749.31	28,563.82
Bank & cash carried forward	<u>29,570.54</u>	<u>32,749.31</u>
<b>Balance sheet</b>		
Assets:		
Ognell's Building (estimated value)	1,000,000.00	1,000,000.00
Investments:		
M&G Surplus income fund	143.89	139.22
M&G Repair & restoration fund	98,611.08	91,289.82
CCLA - COIF Accumulation fund	34,859.94	33,172.52
CCLA - COIF Income unit fund	44,185.41	43,209.31
	<u>177,800.32</u>	<u>167,810.87</u>
Cash at bank and in hand:		
Bank account	29,540.38	32,719.15
Cash in hand	30.16	30.16
	<u>29,570.54</u>	<u>32,749.31</u>
Total	<u>1,207,370.86</u>	<u>1,200,560.18</u>
Liabilities:		
Balance due to British Gas	246.13	1,325.19
Balance due to Southern Water	1,215.17	1,000.00
Balance due to gardener	37.00	0.00
	<u>1,498.30</u>	<u>2,325.19</u>

Approved by the Trustees on 20 February 2025 and signed on their behalf by:



J Fowler



Section A

Independent Examiner's Report

Report to the trustees/  
members of

Charity Name  
George Ognell's Poor Charity

On accounts for the year  
ended

31 December 2024

Charity no 219925  
(if any)

Set out on pages

(remember to include the page numbers of additional sheet)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended ~~31 / 12 / 2024~~.

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basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

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

Independent  
examiner's statement

I am qualified to undertake the examination by being a qualified member of The Institute of Chartered Accountants of Scotland

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

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did 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 requirements 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 accounts to be reached.

Signed:

Date: 19/6/2025

Name: Robert D Morrison

Relevant professional  
qualification(s) or body  
(if any):

Institute of Chartered Accountants of Scotland

Address: Chinthurst June Lane MIDHURST West Sussex GU29 9EW

**Section B**

**Disclosure**

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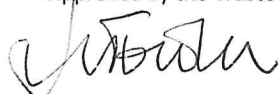
**Give here brief details of any items that the examiner wishes to disclose.**

—

George Ognell's Charity  
Year ended 31 December 2024

	2024	2023
<b>Income &amp; expenditure account</b>		
Receipts:		
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Investment income	1,719.07	1,390.91
	<u>31,059.07</u>	<u>31,569.91</u>
Expenditure:		
Property expenses:		
Light & heat	10,068.84	9,561.65
Rates	1,351.93	1,690.14
Building improvements	0.00	6,111.77
Building repairs	10,818.98	1,014.17
Equipment repairs	2,957.25	1,331.50
Cleaning	780.00	294.00
Gardening	1,807.66	1,396.78
	<u>27,784.66</u>	<u>21,400.01</u>
Admin expenses:		
Insurance	1,347.68	1,362.31
Clerks remuneration	4,000.00	4,000.00
Sundry expenses	409.50	426.10
Subscriptions	696.00	196.00
	<u>6,453.18</u>	<u>5,984.41</u>
	<u>34,237.84</u>	<u>27,384.42</u>
Net income (expenditure) for the year	(3,178.77)	4,185.49
Bank & cash brought forward	32,749.31	28,563.82
Bank & cash carried forward	<u>29,570.54</u>	<u>32,749.31</u>
<b>Balance sheet</b>		
Assets:		
Ognell's Building (estimated value)	1,000,000.00	1,000,000.00
Investments:		
M&G Surplus income fund	143.89	139.22
M&G Repair & restoration fund	98,611.08	91,289.82
CCLA - COIF Accumulation fund	34,859.94	33,172.52
CCLA - COIF Income unit fund	44,185.41	43,209.31
	<u>177,800.32</u>	<u>167,810.87</u>
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	<u>29,570.54</u>	<u>32,749.31</u>
Total	<u>1,207,370.86</u>	<u>1,200,560.18</u>
Liabilities:		
Balance due to British Gas	246.13	1,325.19
Balance due to Southern Water	1,215.17	1,000.00
Balance due to gardener	37.00	0.00
	<u>1,498.30</u>	<u>2,325.19</u>

Approved by the Trustees on 20 February 2025 and signed on their behalf by:



J Fowler

**George Ognell's Charity**

England & Wales - Charity number 219925

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# Accounts

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# GEORGE OGNELLS CHARITY

Registered Charity No 219925

Ognells Flats. North Street, Midhurst, West Sussex. GU29 9DY

**Trustees Annual Report 2023**

**8<sup>th</sup> March 2024**

Trustees

Ms. Judy Fowler – Chairman

Ms. Jane Bricknell

Mr. Alain Mardle

Ms. Doon Muir

Mr. Allen Skinner

Mr. John Travers – Council Rep

Mr. Glyn Upjohn

Mr. Richard Watts – Council Rep

No amendments were made to the Governing Document. The Almshouse remains as is, divided into six single bedsits and two one bedroom flats, and communal front and rear gardens.

Richard Page [Flat 4] is our current 'warden' and has been carrying out his duties with due diligence.

At the end of October Mr. Patrick Wolfe retired as Clerk and was instrumental in ensuring a smooth handover to incoming Clerk Mr. Andy Gilson.

George Ognells Poor Charity removed the word 'poor' from its name, the Trustees feeling this was an anachronism. The new name was registered with the Charity Commission.

All regular scheduled maintenance was carried out. Including boiler, fire alarm, fire extinguishers and gardens. Flat 5 was refurbished as part of an ongoing upgrade program.

Although one flat is vacant, the Trust continues to maintain a healthy bank balance, without need to fund raise or borrow funds from investment companies, banks or local authorities.

We are currently looking to carry out soundproofing measures to the empty flat, and have plans to repair all rear facing windows.

All residents appear to be coping with the current inflation and high living costs, without need for help from the Trust and all are keeping up with the rent contributions, as well as Council tax and living expenses.

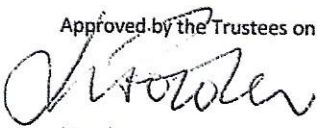
There were no further points of note to report in 2023.

Andy Gilson  
Clerk to the Trustees.

George Ognell's Charity  
Year ended 31 December 2023

Income & expenditure account	2023	2022
<b>Receipts:</b>		
Rent	30,179.00	28,778.00
Investment income	1,390.91	1,187.08
	<u>31,569.91</u>	<u>29,965.08</u>
<b>Expenditure:</b>		
Property expenses:		
Light & heat	9,561.65	4,475.82
Rates	1,690.14	3,148.36
Building improvements	6,111.77	11,029.29
Building repairs	1,014.17	1,387.00
Equipment repairs	1,331.50	1,103.53
Cleaning	294.00	300.00
Gardening	1,396.78	832.06
	<u>21,400.01</u>	<u>22,276.06</u>
Admin expenses:		
Insurance	1,362.31	1,362.64
Clerks remuneration	4,000.00	4,000.00
Sundry expenses	426.10	439.99
Examination fee	0.00	0.00
Subscriptions	196.00	187.00
	<u>5,984.41</u>	<u>5,989.63</u>
	<u>27,384.42</u>	<u>28,265.69</u>
Net income for the year	4,185.49	1,699.39
Bank & cash brought forward	28,563.82	26,864.43
Bank & cash carried forward	<u>32,749.31</u>	<u>28,563.82</u>
<b>Balance sheet</b>		
<b>Assets:</b>		
Ognell's Building (estimated value)	1,000,000.00	1,000,000.00
Investments:		
M&G Surplus income fund (155 units)	139.22	136.88
M&G Repair & restoration fund (814.487 units)	91,289.82	85,953.55
CCLA - COIF Accumulation fund (133.76 units)	33,172.52	29,479.07
CCLA - COIF Income fund (2,177.34 units)	43,209.31	39,517.20
	<u>167,810.87</u>	<u>155,086.70</u>
Cash at bank and in hand:		
Bank account	32,719.15	28,533.66
Cash in hand	30.16	30.16
	<u>32,749.31</u>	<u>28,563.82</u>
Total	<u>1,200,560.18</u>	<u>1,183,650.52</u>
<b>Liabilities:</b>		
Balance due to British Gas	1,325.19	1,687.22
Balance due to Southern Water	1,000.00	722.59
	<u>2,325.19</u>	<u>2,409.81</u>

Approved by the Trustees on 17 May 2024 and signed on their behalf by:



J Fowler

# Independent examiner's report on the accounts



CHARITY COMMISSION  
FOR ENGLAND AND WALES

## Section A

## Independent Examiner's Report

Report to the trustees/  
members of

Charity Name  
George Ognell's Charity

On accounts for the year  
ended

31 December 2023

Charity no  
(if any)

219925

Set out on pages

1

Respective  
responsibilities of  
trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 ("the Charities Act") and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act, and
- to state whether particular matters have come to my attention.

Basis of independent  
examiner's statement

My examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent  
examiner's statement

In connection with my examination, no matter has come to my attention (other than that disclosed below \*)

1. which gives me reasonable cause to believe that in, any material respect, the requirements:
  - to keep accounting records in accordance with section 130 of the Charities Act; and
  - to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act have not been met; or
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

\* Please delete the words in the brackets if they do not apply.

Signed:

Date:

24-6-2024

Name:

Robert Morrison

Relevant professional  
qualification(s) or body  
(if any):

Institute of Chartered Accountants in Scotland

**Address:** Chinthurst, June Lane, Midhurst, West Sussex, GU29 9EW


**Section B**

**Disclosure**

**Only complete if the examiner needs to highlight material problems.**(E.g. accounting records have not been kept in accordance with s132 of the Charities' Act 2011 and those accounts do not comply with the requirements of the 2008 Regulations setting out the form and content of charity accounts; any material expenditure or action which appears not to be in accordance with the trusts of the charity; any failure to be provided with information and explanations by any past or present trustee, officer or employee; and any material consistency between the accounts and the trustees' annual report.)

**Give here brief details of any items that the examiner wishes to disclose.**

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# Trustees' Annual Report for the period

<b>From</b>	Period start date			<b>To</b>	Period end date		
	Day	Month	Year		Day	Month	Year
	01	01	2023		31	12	2023

## Section A Reference and administration details

Charity name

Other names charity is known by

Registered charity number (if any)

Charity's principal address

Postcode

### Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Judith Fowler	Chairman		
2	Glyn Upjohn			
3	Jane Bricknell			
4	Doon Muir			
5	Allen Skinner			
6	Alain Mardle			
7	Richard Watts		Appointed 24 October 2023	
8	John Travers		Appointed 24 October 2023	
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				

### Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

**Names and addresses of advisers (Optional information)**

Type of adviser	Name	Address

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

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**Section B Structure, governance and management**

**Description of the charity's trusts**

Type of governing document <i>(eg trust deed, constitution)</i>	Scheme of the Charity Commissioners of 20 February 1880
How the charity is constituted <i>(eg trust, association, company)</i>	Trust
Trustee selection methods <i>(eg appointed by, elected by)</i>	Trustees are selected and appointed by the existing Trustees. 3 Trustees shall be Nominative Trustees who represent Midhurst Town Council. 4 Trustees shall be Co-optative Trustees who shall have special knowledge of Midhurst.

**Additional governance issues (Optional information)**

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

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**Section C Objectives and activities**

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

The object of the charity is the operation of the almshouse known as Ognells, North Street, Midhurst
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A program of on-going maintenance and improvements is undertaken.

The Trustees have viewed the Charity Commission guidance on public benefit and believe we fully comply.

**Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)**

**Additional details of objectives and activities (Optional information)**

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

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

Seven of the eight flats were occupied for the whole year, the other flat for nine months. All rents are paid up to date.

There is a continuing programme of maintenance and improvement to provide a good standard of living for the residents. The empty flat was fully renovated in the latter part of the year.

Quotes have been obtained for the repainting of the outside of the building and for repairs to the rear windows.

## Section E

## Financial review

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

Sufficient funds are held on instant access to cover ongoing expenses with allowance for any vacancy of the flats.

The constitution requires an Extraordinary Repair Fund to provide for the extraordinary repair, improvement or rebuilding of the property. These funds are invested with M&G and CCLA.

**Details of any funds materially in deficit**

None

**Further financial review details (Optional information)**

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

## Section F

## Other optional information

## Section G

## Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)



Full name(s)

Judith Fowler

Position (eg Secretary, Chair, etc)

Chairman

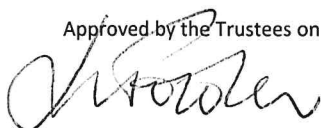
Date

17 May 2024

George Ognell's Charity  
Year ended 31 December 2023

	2023	2022
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Receipts:		
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Cleaning	294.00	300.00
Gardening	1,396.78	832.06
	<u>21,400.01</u>	<u>22,276.06</u>
Admin expenses:		
Insurance	1,362.31	1,362.64
Clerks remuneration	4,000.00	4,000.00
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Examination fee	0.00	0.00
Subscriptions	196.00	187.00
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Total	<u>1,200,560.18</u>	<u>1,183,650.52</u>
Liabilities:		
Balance due to British Gas	1,325.19	1,687.22
Balance due to Southern Water	1,000.00	722.59
	<u>2,325.19</u>	<u>2,409.81</u>

Approved by the Trustees on 17 May 2024 and signed on their behalf by:



J Fowler

**George Ognell's Charity**

England & Wales - Charity number 219925

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# Accounts

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Section A

Independent Examiner's Report

Report to the trustees/  
members of

Charity Name  
George Ognell's Poor Charity

On accounts for the year  
ended

31 December 2022

Charity no  
(if any) 219925

Set out on pages

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2022.

Responsibilities and  
basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

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

Independent  
examiner's statement

I am qualified to undertake the examination by being a qualified member of The Institute of Chartered Accountants of Scotland

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

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did 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 accounts to be reached.

Signed:

Date:

17/3/2023

Name:

Robert D Morrison

Relevant professional  
qualification(s) or body  
(if any):

Institute of Chartered Accountants of Scotland

Address:

Chinthurst June Lane MIDHURST West Sussex GU29 9EW


**Section B**

**Disclosure**

Only complete if the examiner needs to highlight material matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

**Give here brief details of any items that the examiner wishes to disclose.**

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# Trustees' Annual Report for the period

		Period start date			Period end date		
<b>From</b>	Day 01	Month 01	Year 2022	<b>To</b>	Day 31	Month 12	Year 2022

## Section A Reference and administration details

**Charity name** George Ognell's Poor Charity

**Other names charity is known by**

**Registered charity number (if any)** 219925

**Charity's principal address** 5 Egmont Road  
 Easebourne  
 Midhurst  
**Postcode** GU29 9BG

### Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Judith Fowler	Chairman		
2	Glyn Upjohn			
3	Stephen Morley			
4	Jane Bricknell			
5	Doon Muir			
6	Allen Skinner			
7	Alain Mardle			
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

### Names of the trustees for the charity, if any, (for example, any custodian trustees)

Name	Dates acted if not for whole year

## Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

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

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## Section B Structure, governance and management

### Description of the charity's trusts

Type of governing document (eg trust deed constitution)	Scheme of the Charity Commissioners of 20 February 1880
How the charity is constituted (eg trust association company)	Trust
Trustee selection methods (eg appointed by, elected by)	Trustees are selected and appointed by the existing Trustees. 3 Trustees shall be Nominative Trustees who represent Midhurst Town Council. 4 Trustees shall be Co-optative Trustees who shall have special knowledge of Midhurst.

### Additional governance issues (Optional information)

You **may choose** to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

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## Section C Objectives and activities

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

The object of the charity is the operation of the almshouse known as Ognells, North Street, Midhurst

**Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)**

The electrical upgrade to all Flats and the boiler house has been completed, rendering the entire building electrically safe and compliant with Government regulations.

The hallway lighting has also been upgraded with constant illumination to all exit doors.

A program of on-going maintenance is undertaken. A new gardener has been appointed to maintain the gardens, as the previous gardener resigned due to health reasons.

The Trustees have viewed the Charity Commission guidance on public benefit and believe we fully comply.

**Additional details of objectives and activities (Optional information)**

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

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

All of the flats are occupied and all rents are paid up to date.

The electrical upgrades have been completed and the property is compliant with regulations. The fire alarm and extinguishers are serviced regularly.

## Section E

## Financial review

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

Sufficient funds are held on instant access to cover ongoing expenses with allowance for any vacancy of the flats.

The constitution requires an Extraordinary Repair Fund to provide for the extraordinary repair, improvement or rebuilding of the property. These funds are invested with M&G and CCLA.

**Details of any funds materially in deficit**

None

### Further financial review details (Optional information)

You **may choose** to include additional information, where relevant about:

- the charity's principal sources of funds (including any fundraising);
- how expenditure has supported the key objectives of the charity;
- investment policy and objectives including any ethical investment policy adopted.

## Section F

## Other optional information

## Section G

## Declaration

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)



Full name(s)

Judith Fowler

Position (eg Secretary, Chair, etc)

Chairman

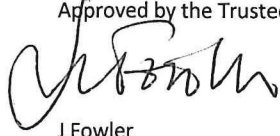
Date

10 March 2023

George Ognell's Poor Charity  
Year ended 31 December 2022

	2022	2021
<b>Receipts &amp; payments account:</b>		
Receipts:		
Rent	28,778.00	25,658.00
Investment income	1,187.08	1,156.50
	<u>29,965.08</u>	<u>26,814.50</u>
Expenditure:		
Property expenses:		
Light & heat	4,475.82	3,380.84
Rates	3,148.36	1,000.27
Building improvements	11,029.29	18,652.00
Building repairs	1,387.00	3,504.26
Equipment repairs	1,103.53	1,824.85
Cleaning	300.00	165.00
Gardening	832.06	1,110.00
	<u>22,276.06</u>	<u>29,637.22</u>
Admin expenses:		
Insurance	1,362.64	1,264.42
Clerk's remuneration	4,000.00	4,000.00
Sundry expenses	439.99	80.70
Examination fee	0.00	336.00
Subscriptions	187.00	182.00
	<u>5,989.63</u>	<u>5,863.12</u>
	<u>28,265.69</u>	<u>35,500.34</u>
Net income for the year	1,699.39	(8,685.84)
Bank & cash brought forward	26,864.43	35,550.27
Bank & cash carried forward	<u>28,563.82</u>	<u>26,864.43</u>
<b>Balance sheet</b>		
Assets:		
Ognell's Building (estimated value)	1,000,000.00	1,000,000.00
Investments:		
M&G Surplus income fund	136.88	141.28
M&G Repair & restoration fund	85,953.55	85,279.64
CCLA - COIF Accumulation fund	29,479.07	32,393.10
CCLA - COIF Income unit fund	39,517.20	44,715.60
	<u>155,086.70</u>	<u>162,529.62</u>
Cash at bank and in hand:		
Bank account	28,533.66	26,761.99
Cash in hand	30.16	102.44
	<u>28,563.82</u>	<u>26,864.43</u>
Total	<u>1,183,650.52</u>	<u>1,189,394.05</u>
Liabilities:		
Balance due to British Gas	1,687.22	0.00
Balance due to Southern Water	722.59	1,131.29
	<u>2,409.81</u>	<u>1,131.29</u>

Approved by the Trustees on 10 March 2023 and signed on their behalf by:



J Fowler

**George Ognell's Charity**

England & Wales - Charity number 219925

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# Accounts

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# GEORGE OGNELL'S POOR CHARITY.

Registered Charity No. 219925

Ognell's Flats, North Street, Midhurst, GU29 9DY

## ANNUAL REPORT 2021

29<sup>th</sup> March 2022

### Trustees

Ms Judy Fowler - Chairman  
Morley

Mr Stephen

Mrs Jane Bricknell  
Skinner

Mr Allen

Mr Glyn Upjohn  
Duncan

Mr David

Mrs Doon Muir  
Mardle

Mr Alain

There were no further amendments to the Governing Document in 2021 and the Almshouse remains as is, divided into eight dwellings comprising of six single bedsits and two, one bedroom Flats.

After the sad passing of the Warden, Mrs Jan Price, who previously occupied Flat 4, it was decided by the Trustees to offer this accommodation to Richard Page, currently residing in Flat 1. Richard had agreed to act as caretaker, given that it had become apparent that a Warden was no longer required due to the change in circumstances of the residents. Mr Page would occupy Flat 4, a one bedroom accommodation, at a reduced rent contribution in exchange for his services as caretaker. To this end, the Flat was completely renovated.

A new Tenant was accommodated in Flat 3 bedsit, after some renovations were carried out.

An electrical upgrade to all Flats was started this year and is expected to be completed in 2022.

A program of on-going maintenance is undertaken, as and when required, including the upkeep of the gardens.

The property remained Covid free throughout the pandemic and all guidelines were adhered to in order to protect all residents, who were very good in following the Government regulations.

Given the great age of the building, it is necessary to ensure that all services are maintained, including drains, heating boiler, water taps and cisterns etc. To this end, the services of a local plumber/building maintenance man is used and the boiler is serviced annually.

There were no further points to report for 2021.

Patrick Wolfe,

Clerk to the Trustees, 5 Egmont Road, Easebourne, GU29 9BG

George Ognell's Poor Charity  
Registered Charity No. 219925  
Statement of Receipts and Payments  
Period Ending 31st December 2021

Cash at Bank as at 1st January 2021 35,521.60

RECEIPTS

Rent Flat 1	2,964
Rent Flat 2	3,156
Rent Flat 3	3,312
Rent Flat 4	1,866
Rent Flat 5	2,964
Rent Flat 6	2,964
Rent Flat 7	3,312
Rent Flat 8	5,160
COIF Investment Fund Dividends	1,151.38
M&G Surplus Income Dividends	5. 12
<u>TOTAL RECEIPTS</u>	<u>26,854.50</u>

PAYMENTS

Grahams Building Services- Building Maintenance	13,066.00
S.S.E - Electric Bill	335.9
S.S.E - Electric Bill Vacant Flat 3	41.31
S.S.E - Electric Bill Vacant Flat 4	9.63
Southern Water - Water Bill	892.09
Goodale Mardle - Verification of 2020 A/C	336
Ark Heating - Boiler Service ( 2020+2021 )	222
Chichester Council - Tax for Vacant Flat 3	108.18
Midhurst Methodist Church - Hall Hire	9
Almshouse Association - Annual Subscription	182
Grout Insurance Brokers - Building Ins. 2021	1,264.42
Chubb Fire and Security - Extinguisher Service	363.18
Chubb Fire and Security - Alarm Service	313.64
Waterlooville Carpets - Flooring for Flat 4	2,141.00
Magna Dry Southern - Steam Cleaning Carpets	65
Carpet 1st Flooring - Flooring for Flat 3	392.88
Carpet 1st Flooring - Flooring for Flat 1	231.2
T.V Licensing - Concession Licence	45
C.J Hampshire - Fridge for Flat 4	329
K.M.G Electrical Services - Upgrade to Flat 4	4026
K.M.G Electrical Services - Fit External Electric Socket	306
K.M.G Electrical Services - Replace Thermostat	300
K.M.G Electrical Services - Upgrade to Flat 8	1,650.00
Richard Page - Reimbursement for Fittings ,Flat 4	343.18
Richard Page - Cleaning Bill	100
Patrick Wolfe - Reimbursement for Vacuum Cleaner	199

Withdrawal - Petty Cash	200
Withdrawal - Petty Cash	200
Judy Fowler - Reimbursement for Freezer Disposal	28.5
Withdrawal - Petty Cash	260
Graham Smith - Gardening Services	660
Patrick Wolfe - Clerks Annual Remuneration	4,000.00
British Gas - Energy Bill Direct Debit	2,994.00

TOTAL PAYMENTS 35,614.11

Cash at Bank as at 31st December 2021

<u>ASSETS</u>	As at 31st December 2021	
	Ognell's Building ( Estimated Value )	1,000,000
	M&G Surplus Income Fund 0024002219	141.28
	M&G Repair & Restoration Fund 0024002217	85,279.64
	CCLA-COIF Accumulation Fund 134630001R	32,393.10
	CCLA COIF Income Unit Fund 134630001T	44,715.60
<u>TOTAL ASSET VALUE</u>		<u>1,162,529.50</u>

LIABILITIES As at 31st December 2021 NONE

PETTY CASH RECOCILLIATION

	Total Cash Withdrawn in 2021	
	Cash on Hand Carried Forward from 2020	
	Richard Page - Reimbursement	58.74
	Graham Smith - Gardening Services	450
	Clothes Line	10.79
	J.Price - Overpaid Rent Reimbursement	40
	Trustee Meeting - Coffee	13.1
	Residents Meeting - Coffee	13.6
<u>TOTAL CASH EXPENDITURE</u>		<u>586.23</u>

PETTY CASH ON HAND at 31st December 2021

35,521.60

26,854.50

62,376.10

35,614.11

26,761.99

62,376.10

660  
28.67

688.67

102.44

## **Independent examiner's report to the Trustees of George Ognell's Poor Charity**

**Charity Number: 219925**

I report on the Statement of Receipts and Payments, as prepared for the 12 month period ended 31 December 2021.

### **Respective responsibilities of trustees and examiner**

The purpose of the charity is set out in a Scheme document dated 25 March 1974 (as amended on 1 November 2017); it is not incorporated as a company. The trustees are responsible for the preparation of the accounts. It is my responsibility to examine the accounts and to state whether particular matters have come to my attention.

### **Basis of independent examiner's statement**

My examination included a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given. The report is limited to the statement below.

### **Independent examiner's statement**

In connection with my examination which did not cover title to the property or its valuation, no matter has come to my attention:

- a) To which gives me cause to believe that, in any material respect, the general requirements to keep accounting records in accordance with UK accounting principles have not been met
- b) To which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached



Robert Morrison

Independent examiner

10 March 2022