

GEORGE OGNELLS CHARITY

Registered Charity No 219925

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

Trustees Annual Report 2023

8th 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.

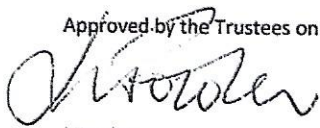
Andy Gilson

Clerk to the Trustees.

George Ognell's Charity
Year ended 31 December 2023

	2023	2022
Income & expenditure account		
Receipts:		
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>
Expenditure:		
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>
Balance sheet		
Assets:		
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>
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

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.

--



Trustees' Annual Report for the period

From	Period start date			To	Period end date		
	Day 01	Month 01	Year 2023		Day 31	Month 12	Year 2023

Section A Reference and administration details

Charity name George Ognell's Charity

Other names charity is known by

Registered charity number (if any) 219925

Charity's principal address 51 Pretoria Avenue

Midhurst

West Sussex

Postcode

GU29 9PP

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)

--

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.

--

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

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

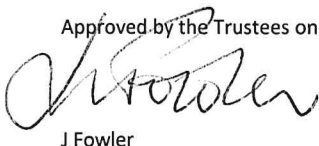
Date

17 May 2024

George Ognell's Charity
Year ended 31 December 2023

	2023	2022
Income & expenditure account		
Receipts:		
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>
Expenditure:		
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>
Balance sheet		
Assets:		
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>
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