



Worminghall United Charity

Charity No: 220553

Trustees' Annual Report & Statement of Financial Activity for the period 1 January 2025 to 31 December 2025

Trustees

Warren Fowls
David McBain
Robert Chadbone
Grace Blackwell
Laura Merry
Sophie Bradshaw
Julia Dillon

August 2026

Worminghall United Charities
Trustees' Annual Report
& Statement of Financial Activity
for the period 1 January 2025 to 31 December 2025

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Trustees Annual Report & Statement of Financial Activity for the period 1 January 2025 to 31 December 2025

1. Introduction

1.1 Charitable Objects

In accordance with the founders' legacy the purpose of the Charities is the management of the Almshouses property and land in Worminghall in order to provide safe and appropriate accommodation for a selected number of suitable needy local Residents.

1.2 Overview (Executive Summary)

The charities manage a building constructed in 1675, re-structured in 1965 providing six separate residences. In line with Almshouse practice, residents pay a maintenance contribution rather than rent. The Trustees responsibility is to ensure the long-term viability of the facility, such that the objects can continue to be met.

2. Activities & Achievements

2.1 Outputs & Outcomes

The Almshouses have been fully occupied through 2025, and significant refurbishment works have taken place, re-building a boundary wall and providing new electric heating in all houses. During the year, a fund-raising garden party was held to mark the 350th anniversary of the almshouses.

2.2 The Roles & Contributions of Volunteers

All roles in the Charities – Trustees and Treasurer – are staffed by unpaid volunteers.

2.3 Looking Ahead

The trustees do not envisage any material change to the routine operation of the charities, nor are there major capital projects planned.

3. Financial Review

3.1 Financial Position

Whilst outgoings exceeded income, this was down to periodic major refurbishments, was planned and in line with budget. Current projections are for a net surplus of income over expenses for the next five years.

3.2 Policy on Reserves

The charities have a Reserves Policy which allows for an Extraordinary Repairs Fund as well as Capital Reserves, only accessible with the permission of the Charities Commission. The Trustees are confident these are sufficient for foreseeable eventualities.

3.3 Principal Sources of Funding

Income is derived from the resident's maintenance contributions and occasional fund-raising events.

3.4 Investments Policy & Objectives

The charities have funds on deposit as well as invested in recognised charity sector funds.

3.5 Description of the Principal Risks Facing the Charity

The Trustees periodically review Risks, currently do not identify any significant issues and have recently carried out a re-construction valuation to ensure that insurance cover is appropriate.

3.6 Remuneration of Trustees

All Trustees act in a voluntary capacity and receive no remuneration or other material benefits from their services to the Charity.

Out-of-pocket expenses necessarily and reasonably incurred by Trustees in promoting the purposes of the Charity are reimbursed at cost.

3.7 Statutory Statements on Liabilities

The Trustees declare that:

- The charity has given no guarantees where potential liability under the guarantee is outstanding at the date of this statement (eg: any outstanding/ongoing contract or legal undertaking to buy or provide specific services);
- The charity has no debt outstanding at the date of this statement which is owed by the CIO and which is secured by an express charge on any assets of the CIO (eg: a mortgage on property owned by the charity);

Independent Examiner's Report on Accounts attached

4. Reference and Administration Details

4.1 Charity Name & Registration

Name of the Charity:

Worminghall United Charities

(also known as Bishop Kings' Almshouses; Worminghall Almshouses)

Charity No: 220553

Registered with HM Revenue & Customs No

4.2 Charity's Principal Address

The Avenue, Worminghall, Bucks HP18 9LB

(correspondence: 73 Clifden Road, Worminghall, Bucks HP18 9JR)

E-Mail: chris.craggs@yahoo.co.uk

Website: <https://worminghallvillage.co.uk/almshouses/>

4.3 Names of the Trustees Who Manage the Charity

<i>Name</i>	<i>Office</i>	<i>Appointed</i>	<i>Renewed</i>	<i>Resigned</i>	<i>Appointed as</i>
David McBain	Clerk & Trustee	19/04/15	20/06/22		Co-opted Trustee
Robert Chadbone	Trustee	01/01/17	20/06/22		Co-opted Trustee
Warren Fowls	Chair & Trustee	11/06/19	01/06/23		Nominative Trustee
Katherine Lemaire	Trustee	26/10/21		17/07/25	Nominative Trustee
Laura Merry	Trustee	04/07/23			Co-opted Trustee
Grace Blackwell	Trustee	18/11/24			Nominative Trustee
Wendi Coles	Trustee	26/01/25		09/02/26	Nominative Trustee
Sophie Bradshaw	Trustee	17/11/25			Nominative Trustee
Julia Dillon	Trustee	11/05/26			Nominative Trustee

{Note: dates of appointment and resignation are only **required** if they occur within the period covered by the report and up to the date it is signed off.}

4.4 Names of Advisors & Senior Members of Staff

Treasurer, Christopher Craggs, 73 Clifden Road, Worminghall, Bucks HP18 9JR

4.5 Bank

Lloyds Bank

4.6 Independent Examiner

Don Potter FCMA, 64 the Avenue, Worminghall, Bucks HP18 9LE

5. Structure, Governance & Management

5.1 Type of Governing Document

Trust Deed – 1966 Charity Commission Scheme

5.2 Charitable Objects (See section 1.1)

5.3 Statutory Declaration

The Trustees confirm that they have paid due regard to the guidance issued by the Charity Commission on public benefit in deciding what activities the charity should undertake.

5.4 Trustee Selection Methods

In accordance with the Constitution, Trustees are initially appointed for a term of four years as Nominative Trustees and a term of 5 years for Co-opted Trustees by a resolution passed at a properly convened meeting of the charity trustees; and then re-appointed by tacit approval on the renewal date.

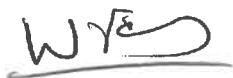
In appointing Trustees due consideration is given to ensuring that the Trustees have, between them, the skills and experience necessary to manage the charity effectively and in accordance with charity law.

5.5 Trustee Development

As long-time members, the charities make extensive use of the guidance and model documents provided by the Almshouse Association. The Trustees held an online conference and review of trustee duties & risks with a specialist advisor in 2024.

Approved by the Trustees and signed on their behalf.

17 August 2026



Warren Fowls (Chair)



Section A

Independent Examiner's Report

Report to the trustees/
members of

Charity Name

WORMINGHAM UNITED CHARITIES

On accounts for the year
ended

31 ST DECEMBER 2025

Charity no
(if any)

220553

Set out on pages

1 - 4

(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 .

Responsibilities and
basis of report

As the charity trustees of the Trust, 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 the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent
examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention (other than that disclosed below *) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which 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:

Don Potter

Date:

4/5/2026

Name:

DON POTTER

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

FCMA

Address:

64 THE AVENUE

WORMINGHAM BUCKS

HP18 9LG

Only complete if the examiner needs to highlight 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.

NOTHING TO REPORT

WORMINGHALL UNITED CHARITIES

Budget '26

Year End 2025

(proposed)

Report for WPC

INCOME AND EXPENDITURE

	Year end	Budget '26	to 31 Dec 25	to 31 Dec 24	To 31 Dec 23
RECEIPTS					
Weekly Maintenance Contributions (rents)			£ 23,297.72	£ 22,478.92	£ 19,257.65
Donations received/ Garden Party			£ 488.35		£ 13.41
Total receipts		£ 23,904.00	£ 23,786.07	£ 22,478.92	£ 19,271.06
(Ave/house)		£ 3,984.00	£ 3,882.95	£ 3,746.49	£ 3,211.84
Residents Sinking Fund (dilapidations)			£ 382.50	£ 202.50	£ 22.50
DISBURSEMENTS (from bank statements)					
Operating Expenses					
Water rates					
Insurance					
Subscriptions Almshouse Assoc & Mtgs					
TV Licence					
Admin & other incl legal costs					
Christmas Gifts					
Maintenance plumbing, heating, other					
Total Expenses		£ 12,675.00	£ 14,206.97	£ 12,279.07	£ 11,084.80
Refurbishment Works					
Total Refurbishment Works		£ 3,000.00	£ 17,603.81	£ 2,627.60	£ 13,682.30
Total Disbursements (Expenses for Charity Return)		£ 15,675.00	£ 31,810.78	£ 14,906.67	£ 24,767.10
TRANSFERS (to other WUC accounts)					
Total Transfers		£ 1,560.00	£ 1,560.00	-£ 5,390.00	£ 7,960.00
NET MOVEMENT (Liquid Inflow/Outflow)		£ 8,229.00	-£ 9,584.71	£ 12,962.25	-£ 13,456.04
Trading Position					
Revenues		£ 23,904.00	£ 23,786.07	£ 22,478.92	£ 19,271.06
Operating Expenses		£ 12,675.00	-£ 14,206.97	-£ 12,279.07	-£ 11,084.80
Refurbishment Works		£ 3,000.00	-£ 17,603.81	-£ 2,627.60	-£ 13,682.30
Operating Surplus/Deficit		£ 8,229.00	-£ 8,024.71	£ 7,572.25	-£ 5,496.04
(cumulative 6 yrs actual) -£ 5,496.04					
Annual Interest Income from Funds					
			£ 1,755.70	£ 2,260.18	£ 1,739.94
Annual Income for C Commission return (incl Interest)			£ 25,541.77	£ 24,739.10	£ 21,011.00

NB Revenues over £25k, accounts have to be checked by "an independent examiner" (Don Potter)

<https://www.gov.uk/prepare-charitys-annual-accounts/y/no/over-25-000-to-250-000>

Notes

- 2022 Significant costs on replacement of gutters and drainage
- 2023 Refurbishment cost on one almshouse after unexpected departure
- 2024 Possible phased replacement of old night storage heaters after trial.
- 2025 Continued heater replacement, repairs to side wall, tree surgery
Some income from Garden Party - unbudgeted.
- 2026 No significant refurbishment planned

WORMINGHALL UNITED CHARITIES

year end 2025

(proposed)

Report for WPC

SUMMARY OF FUNDS

GENERAL FUNDS

	at year end	31/12/2025	31/12/2024	movement %	31-Dec-23
Current account		£ 6,761.26	£ 16,345.97		£ 3,383.72
Petty Cash		£ -	£ 50.72		50.72
Alms-houses resident accounts		£ 44.05	£ 53.18		£ 57.17
Total Liquid		£ 6,805.31	£ 16,449.87		£ 3,491.61

CYCLICAL MAINTENANCE FUND (CMF)

work that requires to be carried out on an agreed cycle and can be annually or every number of years.

covers items such as exterior painting, windows, doors, fascias, soffits, etc., every four or five years, electrical installation testing (recommended every 5 years) replacement of worn-out kitchens and bathrooms.

Account 1	Closing balance	£ 740.92	4.3%	£ 710.55	-93.4%	£ 10,743.17
Account 2	Closing balance	£ 21,462.36	16.4%	£ 18,438.21	8.0%	£ 17,069.28

EXTRAORDINARY REPAIR FUND (ERF)

used for major items of repair such as windows, doors, heating boilers and roof coverings; improvement or rebuilding

"should be invested in accumulation shares, preferably in a Common Investment Fund. Can be drawn upon without permission from Charity Commission"

Closing balance	£97,169.50	-1.1%	£ 98,245.20	9.1%	£ 90,041.47
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PERMANENT CAPITAL ENDOWMENT FUND

Cannot be used for normal repairs; permission to spend needed from Charity Commission

Closing balance (% of total funds)	22.4%	£41,071.33	6.3%	£ 38,626.00	9.7%	£ 35,213.20
TOTAL FUNDS		£ 167,249.42	-3.0%	£ 172,469.83	10.2%	£ 156,558.73