

THE WARE CHARITIES

England & Wales · Charity number 225443

Details

Status Registered

Legal form Other

Registered 1964-05-01

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

Contact

Address Ware Town Council
The Priory
High Street
Ware
Hertfordshire
SG12 9AL

Phone 01920 487883

Email treasurerwarecharities@gmail.com

Activities

Objects: (1) FOR THE BENEFIT OF THE RESIDENTS OF THE ALMSHOUSES OF THE CHARITY IN ACCORDANCE WITH THE PROVISIONS HEREINAFTER PROVIDED. (2) FOR RELIEF IN NEED AS AFORESAID (3) FOR RELIEF IN SICKNESS AS AFORESAID. (FOR FURTHER DETAILS SEE SCHEME DATED 9 FEBRUARY 1996)

Activities: Relief in need, poverty, sickness, education. Applicants must reside in the town of Ware and parishes of Wareside & Thundridge.

Classification

- **How:** Makes Grants To Individuals, Makes Grants To Organisations, Provides Buildings/facilities/open Space
- **What:** Education/training, The Advancement Of Health Or Saving Of Lives, The Prevention Or Relief Of Poverty, Accommodation/housing
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies, Other Defined Groups, The General Public/mankind

Geography

- **Area of benefit:** THE URBAN DISTRICT OF WARE AND THE PARISH OF WARE.
- Hertfordshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£57,831	£86,526	-	-
2024-03-31	£69,857	£62,021	-	-
2023-03-31	£67,334	£39,623	-	-
2022-03-31	£51,941	£50,964	-	-
2021-03-31	£46,366	£65,427	-	-

Trustees

Name	Role	Appointed
JOHN MICHAEL DAVIS	Chair	2012-09-07
Andrew Davis Cooke		2024-01-22
Bruce Shearman		2019-12-01
George Williams		2024-06-05
MARK POPE		2015-09-03
Margaret Spencer		2020-12-01
Terry Philpott		2023-07-05

Linked charities

- CRIB STREET ALMSHOUSES (225443-1)
- WHITE HART ESTATE (225443-10)
- HARRISON ALMSHOUSES (225443-11)
- HARRISON FUND (225443-12)
- PAUL HOGGE (225443-13)
- WILLIAM ROBERTS AND THE MILL LANE ALMSHOUSES (225443-14)
- SARACEN'S HEAD (225443-15)
- SIR WILLIAM ROBERTS (225443-16)
- SIR WILLIAM ROBERTS (225443-17)
- CRIB STREET ALMSHOUSES INCLUDING JAMES BIRCH'S ALMSHOUSES (225443-2)
- BELL CLOSE (225443-3)
- ELLEN BRIDGE (225443-4)
- JOHN BURR (225443-5)
- CORPUS CHRISTI BARN (225443-6)
- HELSUM OF ELM GREEN ALMSHOUSE (225443-7)
- JOSEPH CHALMERS-HUNT MEMORIAL FUND (225443-8)
- HUMPHREY SPENCER (225443-9)

THE WARE CHARITIES

England & Wales - Charity number 225443

Accounts

THE WARE CHARITIES – No 225443

REPORT OF THE INDEPENDENT EXAMINER TO THE TRUSTEES

FOR THE YEAR ENDED 31 MARCH 2025

I report on the Accounts of The Ware Charities (the Charity) for the year ended 31 March 2025 which are attached.

Respective Responsibilities of Trustees and Independent 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(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. It is my responsibility to examine the Accounts under section 145 of the 2011 Act, to follow the procedures laid down in the general directions given by the Charity Commission under Section 145 (5)(b) of the 2011 Act and to state whether particular matters have come to my attention.

Basis of Independent Examiner's Report

My examination was carried out in accordance with the general directions given by the Charity Commission. An examination includes a review of the accounting records kept by the Charity and a comparison of the Accounts presented with those records. It also includes a consideration of any unusual items or disclosures in the Accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently 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:

1. which gives me reasonable cause to believe that in any material respect the requirement to keep accounting records in accordance with Section 130 of the 2011 Act and to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act have not been met;
2. to which, in my opinion, attention should be drawn in order to establish a proper understanding of the Accounts to be reached.



Roger Celia

23 Lodge Close

Hertford SG14 3DH

Date: 6 December 2025

THE WARE CHARITIES – No 225443
INCOME & EXPENDITURE ACCOUNT
FOR THE YEAR ENDED 31 MARCH 2025

	<u>2025</u>	<u>2024</u>
<u>Income</u>		
Dividends & interest	£54,535	£66,860
Rents	-	£90
Interest retained - COIF Charities Deposit Fund	<u>£3,296</u>	<u>£2,906</u>
 Total Income	 <u>£57,831</u>	 <u>£69,857</u>
 <u>Expenditure</u>		
<u>Management</u>		
Professional Fees	£9,823	£7,343
Insurance	£318	£5,584
Hertfordshire Community Foundation - Management	£1,131	£3,500
75 High Street - Planning	-	£6,792
75 High Street - Utilities	£317	£267
75 High Street - Maintenance	-	£223
Office and Sundries	<u>£212</u>	<u>£201</u>
 Total Management	 <u>£11,801</u>	 <u>£23,910</u>
 <u>Donations</u>		
East Hertfordshire Citizens Advice Service	£25,539	£19,582
HFGB (Hertford)	£10,550	-
Hertfordshire Community Foundation (17 grants)	£33,226	£10,000
Warm Spaces Funding	-	£1,330
Individual Grants 2024 (15 grants)	<u>£5,410</u>	<u>£7,198</u>
 Total Donations	 <u>£74,725</u>	 <u>£38,110</u>
 <u>Total Expenditure</u>	 <u>£86,526</u>	 <u>£62,021</u>
 Excess of Income over Expenditure	 <u>-£28,695</u>	 <u>£7,836</u>

THE WARE CHARITIES – NO 225443

BALANCE SHEET 31 MARCH 2025

	<u>2025</u>	<u>2024</u>
<u>Fixed Assets</u>		
At Trustees' revaluation following planning approval in 2023		
Business Premises, 75, High Street, Ware	£0	£500,000
Total	<u>£0</u>	<u>£500,000</u>
<u>Current Assets</u>		
At Market Value		
COIF Charities Investment Fund Income Units	£1,262,623	£1,324,326
BKL Charities UK Equity Fund A Income Units	£239,020	£229,703
SUTL Cazenove Charity Equity Fund A Income Units	£249,261	£228,055
COIF Charities Property Fund Income Units	£183,718	£181,159
COIF Charities Ethical Investment Fund Income Units	£98,236	£102,588
COIF Charities Short Duration Bond Fund	£43,866	£42,757
Lloyds Banking Group Plc Ordinary Shares	£1,168	£861
	<u>£2,077,893</u>	<u>£2,109,450</u>
COIF Charities Deposit Fund	£69,838	£66,542
National Westminster Bank Plc Account	<u>£606,589</u>	<u>£31,506</u>
Total	<u>£2,754,320</u>	<u>£2,207,498</u>
<u>Total Assets</u>	<u>£2,754,320</u>	<u>£2,707,498</u>
<u>Accumulated Fund</u>		
Brought Forward	£2,707,498	£2,573,202
Excess of Income over Expenditure	<u>-£28,695</u>	<u>£7,836</u>
	£2,678,803	£2,581,038
Revaluation of Business Premises	-	-
Increase/(decrease) in Value of Current Asset Investments	-£31,558	£126,460
Surplus on sale of business premises	£107,075	
Carried Forward	<u>£2,754,320</u>	<u>£2,707,498</u>



Signed Chairman
Date: 6 December 2025



Signed Treasurer
Date: 6 December 2025

THE WARE CHARITIES

England & Wales - Charity number 225443

Accounts

WARE CHARITIES – No. 225443

REPORT OF THE INDEPENDENT EXAMINER TO THE TRUSTEES

FOR THE YEAR ENDED 31 MARCH 2024

I report on the Accounts of the Trust for the year ended 31 March 2024 which are attached.

Respective Responsibilities of Trustees and Independent 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(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. It is my responsibility to examine the accounts under Section 145 of the 2011 Act, to follow the procedures laid down in the general Directions given by the Charity Commission under Section 145 (5)(b) of the 2011 Act and to state whether particular matters have come to my attention.

Basis of Independent Examiner's Report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently 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:

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 2011 Act, and to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act have not been met;
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



.....
Roger Celia
23 Lodge Close
Hertford, SG14 3DH.

Date: 5th June 2024

WARE CHARITIES - No. 225443

BALANCE SHEET AT 31 MARCH 2024

	<u>2024</u>	<u>2023</u>
Fixed Assets		
At Trustees' revaluation following planning approval in 2023		
Business Premises, 75, High Street, Ware	£500,000	£500,000
Total	<u>£500,000</u>	<u>£500,000</u>
Current Assets		
At Market Value		
COIF Charities Investment Fund Income Units	£1,324,326	£1,212,917
BKL Charities UK Equity Fund A Income Units	£229,703	£223,026
SUTL Cazenove Charity Equity Fund A Income Units	£228,055	£221,166
COIF Charities Property Fund Income Units	£181,159	£191,007
COIF Charities Ethical Investment Fund Income Units	£102,588	£93,288
COIF Charities Short Duration Bond Fund	£42,757	£40,813
Lloyds Banking Group Plc Ordinary Shares	£861	£773
	<u>£2,109,450</u>	<u>£1,982,991</u>
COIF Charities Deposit Fund	£66,542	£73,635
National Westminster Bank Plc Account	£31,506	£16,576
Total	<u>£2,207,498</u>	<u>£2,073,202</u>
Total Assets	<u>£2,707,498</u>	<u>£2,573,202</u>
Accumulated Fund		
Brought Forward	£2,573,202	£2,368,207
Excess of Income over Expenditure	£7,836	£27,711
	<u>£2,581,038</u>	<u>£2,395,918</u>
Revaluation of Business Premises	-	£275,000
Increase in Value of Current Asset Investments (Decrease 2023)	£126,460	-£97,716
Carried Forward	<u>£2,707,498</u>	<u>£2,573,202</u>

Signed Chairman
5th June 2024

Signed Treasurer
5th June 2024

WARE CHARITIES - No. 225443

INCOME & EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2024

	<u>2024</u>	<u>2023</u>
<u>Income</u>		
Dividends	£66,860	£66,640
Rents	£90	£180
Interest retained - COIF Charities Deposit Fund	£2,906	£473
Other Income	-	£41
	<hr/>	<hr/>
Total Income	<u>£69,857</u>	<u>£67,334</u>
 <u>Expenditure</u>		
<u>Management</u>		
Professional Fees	£7,343	£860
Insurance	£5,584	£4,151
Hertfordshire Community Foundation - HCF Management	£3,500	-
75 High Street - Planning	£6,792	-
75 High Street - Utilities	£267	£290
75 High Street - Maintenance	£223	-
Office and Sundries	£201	£565
	<hr/>	<hr/>
Total Management	<u>£23,910</u>	<u>£5,866</u>
 <u>Donations</u>		
East Hertfordshire Citizens Advice Service	£19,582	£17,954
HFGB (Hertford)	-	£2,000
Warm Spaces Funding	£1,330	-
Individual Grants (15 grants)	£7,198	£13,804
HCF processing of grants on behalf of the charity (17 grants) <i>(£3005 unspent retained by HCF for grants in 2024/25)</i>	£10,000	-
	<hr/>	<hr/>
Total Donations	<u>£38,110</u>	<u>£33,758</u>
 <u>Total Expenditure</u>		
	<hr/>	<hr/>
Total Expenditure	<u>£62,021</u>	<u>£39,623</u>
 <u>Excess of Income over Expenditure</u>		
	<hr/>	<hr/>
Excess of Income over Expenditure	<u>£7,836</u>	<u>£27,711</u>

THE WARE CHARITIES

England & Wales - Charity number 225443

Accounts

ANNUAL REPORT OF THE WARE CHARITIES FOR THE YEAR 2022-23

The trustees are pleased to present the report of The Ware Charities for the year 1st April 2022 to 31st March 2023 incl.

Trustees and Officers

The present Charity Scheme provides for five co-opted trustees (five in post as at 1 April 2022) and five trustees nominated by local councils in the area of interest (Ware (2), East Herts, Wareside and Thundridge), together with a Treasurer and Administrator appointed by the trustees as Officers of the Charity.

Mrs Stella Beavis (representing Wareside Parish) resigned her trusteeship at the June 2021 meeting, as she was moving away from the area. Wareside Parish Council has been asked several times to nominate a replacement. This had not happened by 31 March 2023.

All other trustees remained in place during the financial year and attendance by all at the Charity's meetings was satisfactory.

After the end of the financial year the current Chair, Gordon Dawes, indicated his intention to resign from the Charity, for personal reasons, with effect from the June 2023 meeting. Separately Peter Rolfe indicated his decision to retire from his trustee role, also with effect from the June 2023 meeting. New co-opted trustees will be sought.

Thanks are due to all our Trustees and Officers for their support to the Charity, all of them doing so as volunteers.

Charity Strategy and Structure

Further work took place during the year to identify and progress our aims and strategy.

Trustees agreed that we should consider a partnership with a larger local charitable organisation, to extend our reach in our area of benefit and provide some service infrastructure to assist our volunteer effort and financial management. Preparatory meetings by the Chair and Treasurer took place with two organisations, followed by full Trustee meetings with representatives of those organisations. Trustees agreed to partner with the Hertfordshire Community Foundation, and to provide a proportion of annual income, paid quarterly, to be administered by HCF for the relief of poverty in our area of benefit on our behalf. A Memorandum of Understanding will be signed early in the new financial year to support this, taking an administrative burden off our volunteer team and hopefully increasing the number of grants to those in need.

Also, in order to gain greater insight into some specific areas of relative poverty in the area, Trustees offered to and appointed Andy Cooke as a Member of the Ware Charities' committee. Andy is a trustee of Community Alliance and has particular experience of Ware wards where needs are higher. He was appointed with effect from the March meeting.

As noted last year, the Charity's present Charity Scheme is now largely redundant. The Charity's status needs to be revised, probably via a new Charitable Incorporated Organisation (CIO) (foundation model) trust structure in accordance with Charity Commission best practice. There is also a need for ancillary policies, including enhanced financial controls policies. These matters will be progressed in 2023/4, as our remaining property interest is resolved.

Property

The Charity's application for planning permission for the conversion of our remaining property asset, 75 High Street, to a retail unit (ground floor front) and five self-contained flats, was open throughout a second year, but finally determined in our favour in March. Trustees discussed the next steps for the property and, following professional advice, it has been agreed we seek a buyer for it as it stands. It will be placed on the market in May 2023.

Grants made during the year 2022-2023

All grants were made in accordance with the Scheme under which the Charity presently operates.

The trustees are aware of the need to assist as many applicants as possible and consider all applications carefully and sympathetically, having due regard to the provisions of the Governing Scheme and general Charity Law. All applications for individuals must be supported by a sponsor in an appropriate organisation and grants are always made to the service provider, never directly to the applicant.

The trustees distributed £33,758 in grants, compared with £31,466 last year. As in previous years the largest single recipient was East Herts Citizens Advice (£19,954), which continues to advise and support people in need, and provide debt counselling, throughout East Herts, our contribution reflecting proportionately The Ware Charities' area of benefit.

The number of personal beneficiaries this year was 18, against 23 last year. It is hoped that our new arrangements with Hertfordshire Community Foundation will make our presence better known, as the current level of requests for help do not square with our perception of needs of the community in a time of crisis.

Financial Position

The Ware Charities' financial position remains secure overall: at the end of the financial year the value of the Charity's current asset investments had decreased slightly to £1,982,990.85.

Dividend income from our investments increased from £51,731.24 to £66,640.33.

Conduct of the Trustees and their Officers

The Trustees held four ordinary meetings at three-monthly intervals, plus three special meetings to consider partnerships, together with meetings of various approved subcommittees to prepare

items for trustee approval. Attendance at all trustee meetings was excellent and each meeting was in excess of quorum.

No complaints were received as to the conduct or behaviour of the current Trustees or Officers of the Charity, nor are we aware of any complaint or grievance being made by any other interested party.

signed on behalf of the Trustees of The Ware Charities



John Davis
Chair of Trustees

Date 15/6/2023



Jane Pickering
Administrator

Date 16 Jun 2023

WARE CHARITIES - No. 225443

INCOME & EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2023

	<u>2023</u>	<u>2022</u>
<u>Income</u>		
Dividends	£66,640	£51,731
Rents	£180	£90
Interest retained - COIF Charities Deposit Fund	£473	-
Other Income	£41	£120
	<hr/>	<hr/>
Profit on the sale of Almshouses	-	£403,031
Total Income	<hr/> <u>£67,334</u>	<hr/> <u>£454,972</u>
<u>Expenditure</u>		
<u>Management</u>		
Professional Fees	£860	£660
Insurance	£4,151	£5,897
75 High Street - Planning	-	£7,170
75 High Street - Utilities	£290	£414
Almshouses	-	£1,863
Almshouses - Council Tax	-	£3,572
Almshouses- Water Rates	-	-£364
Office and Sundries	£565	£286
	<hr/>	<hr/>
Total Management	£5,866	£19,498
<u>Donations</u>		
East Hertfordshire Citizens Advice Service	£17,954	£17,934
HFGB (Hertford)	£2,000	-
Individual Grants 2023 (18)	£13,804	£13,532
	<hr/>	<hr/>
Total Donations	<hr/> <u>£33,758</u>	<hr/> <u>£31,466</u>
<u>Total Expenditure</u>	<hr/> <u>£39,623</u>	<hr/> <u>£50,964</u>
Excess of Income over Expenditure	<hr/> <u>£27,711</u>	<hr/> <u>£404,008</u>

WARE CHARITIES - No. 225443

BALANCE SHEET AT 31 MARCH 2023

	<u>2023</u>	<u>2022</u>
<u>Fixed Assets</u>		
At trustees' revaluation following planning approval (2022 At Cost)		
Business Premises, 75, High Street, Ware, SG12 9AD	£500,000	£225,000
Total	£500,000	£225,000
<u>Current Assets</u>		
At Market Value		
COIF Charities Investment Fund Income Units	£1,212,917	£1,260,153
BKL Charities UK Equity Fund A Income Units	£223,026	£225,584
SUTL Cazenove Charity Equity Fund A Income Units	£221,166	£225,595
COIF Charities Property Fund Income Units	£191,007	£227,022
COIF Charities Ethical Investment Fund Income Units	£93,288	£98,140
COIF Charities Fixed Interest Fund Income Units	£40,813	£43,432
Lloyds Banking Group Plc Ordinary Shares	£773	£780
	£1,982,991	£2,080,707
COIF Charities Deposit Fund	£73,635	£162
National Westminster Bank Plc Account	£16,576	£62,338
Total	£2,073,202	£2,143,207
<u>Total Assets</u>	<u>£2,573,202</u>	<u>£2,368,207</u>
<u>Accumulated Fund</u>		
Brought Forward	£2,368,207	£1,819,685
Excess of Income over Expenditure	£27,711	£404,008
	£2,395,918	£2,223,693
Revaluation of Business Premises	£275,000	
Decrease in Value of Current Asset Investments	£97,716	
Increase in value of total assets	£177,284	£144,514
Carried Forward	<u>£2,573,202</u>	<u>£2,368,207</u>

Signed Chairman
Date:

Signed Treasurer
Date:

WARE CHARITIES – No. 225443

REPORT OF THE INDEPENDENT EXAMINER TO THE TRUSTEES

FOR THE YEAR ENDED 31 MARCH 2023

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



.....
Roger Celia
23 Lodge Close
Hertford, SG14 3DH.

Date: 1st June 2023

WARE CHARITIES - No. 225443

BALANCE SHEET AT 31 MARCH 2023

	<u>2023</u>	<u>2022</u>
<u>Fixed Assets</u>		
At trustees' revaluation following planning approval (2022 At Cost)		
Business Premises, 75, High Street, Ware, SG12 9AD	£500,000.00	£225,000.00
Total	£500,000.00	£225,000.00
<u>Current Assets</u>		
At Market Value		
COIF Charities Investment Fund Income Units	£1,212,916.68	£1,260,153.39
BKL Charities UK Equity Fund A Income Units	£223,025.81	£225,584.45
SUTL Cazenove Charity Equity Fund A Income Units	£221,166.45	£225,594.70
COIF Charities Property Fund Income Units	£191,007.16	£227,022.10
COIF Charities Ethical Investment Fund Income Units	£93,288.40	£98,140.44
COIF Charities Fixed Interest Fund Income Units	£40,813.46	£43,431.67
Lloyds Banking Group Plc Ordinary Shares	£772.89	£780.03
	<u>£1,982,990.85</u>	<u>£2,080,706.78</u>
COIF Charities Deposit Fund	£73,635.20	£162.06
National Westminster Bank Plc Account	£16,576.27	£62,338.40
	<u>£2,073,202.32</u>	<u>£2,143,207.24</u>
Total	£2,073,202.32	£2,143,207.24
	<u>£2,573,202.32</u>	<u>£2,368,207.24</u>
<u>Total Assets</u>		
<u>Accumulated Fund</u>		
Brought Forward	£2,368,207.24	£1,819,685.00
Excess of Income over Expenditure	£27,711.01	£404,008.36
	<u>£2,395,918.25</u>	<u>£2,223,693.36</u>
Revaluation of Business Premises	£275,000.00	
Decrease in Value of Current Asset Investments	£97,715.93	
Increase in value of total assets	£177,284.07	£144,513.88
	<u>£2,573,202.32</u>	<u>£2,368,207.24</u>
Carried Forward	£2,573,202.32	£2,368,207.24



Signed Chairman

Date: 14/6/2023



Signed Treasurer

Date: 14/6/2023

WARE CHARITIES - No. 225443

INCOME & EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2023

	2023	2022
<u>Income</u>		
Dividends	£66,640.33	£51,731.24
Rents	£180.00	£90.00
Interest retained - COIF Charities Deposit Fund	£473.14	-
Other Income	£41.00	£120.00
	<hr/>	<hr/>
Profit on the sale of Almshouses	-	£403,031.00
Total Income	<u>£67,334.47</u>	<u>£454,972.24</u>
 <u>Expenditure</u>		
<u>Management</u>		
Professional Fees	£860.00	£660.00
Insurance	£4,150.86	£5,896.99
75 High Street - Planning	-	£7,170.00
75 High Street - Utilities	£289.91	£414.30
Almshouses	-	£1,862.79
Almshouses - Council Tax	-	£3,572.14
Almshouses- Water Rates	-	-£363.89
Office and Sundries	£565.00	£285.55
	<hr/>	<hr/>
Total Management	£5,865.77	£19,497.88
 <u>Donations</u>		
East Hertfordshire Citizens Advice Service	£17,954.00	£17,934.00
HFGB (Hertford)	£2,000.00	-
Individual Grants 2023 (18)	£13,803.69	£13,532.00
	<hr/>	<hr/>
Total Donations	<u>£33,757.69</u>	<u>£31,466.00</u>
	<hr/>	<hr/>
<u>Total Expenditure</u>	<u>£39,623.46</u>	<u>£50,963.88</u>
	<hr/>	<hr/>
Excess of Income over Expenditure	<u>£27,711.01</u>	<u>£404,008.36</u>

THE WARE CHARITIES

England & Wales - Charity number 225443

Accounts

ANNUAL REPORT OF THE WARE CHARITIES FOR THE YEAR 2021-22

The trustees are pleased to present the report of The Ware Charities for the year 1st April 2021 to 31st March 2022 incl.

Trustees and Officers

The present Charity Scheme provides for five co-opted trustees (five in post at 1 April 2021) and five trustees nominated by local councils in the area of interest (Ware (2), East Herts, Wareside and Thundridge), together with a Treasurer and Administrator appointed by the trustees as Officers of the Charity.

Mrs Stella Beavis (representing Wareside Parish) resigned her trusteeship at the June 2021 meeting, as she was moving away from the area. Wareside Parish Council has been asked several times to nominate a replacement. This had not happened by 31 March 2022.

All other trustees remained in place during the year and attendance by all at the Charity's meetings was satisfactory.

Mr Valdis Belinis took up the role of Treasurer for the Charity with effect from 1 April 2021, taking over from Mrs Sue Newman. Mr Belinis instituted a number of investigations during the year to illustrate areas of need within the community, which was helpful and much appreciated.

Thanks are due to all our Trustees and Officers for their support to the Charity, all of them doing so as volunteers.

Charity Strategy and Structure

During the year a subcommittee of Trustees and Officers commenced a review of the current operations and forward direction of the Charity, producing a PESTLE and SWOT analysis and list of necessary policies required by the Charity going forward. Subsequent to this a new subcommittee has commenced a business strategy review, to envision what the Charity should aim to achieve going forward, in a constantly changing economic and welfare environment. Better publicity and more wide ranging access to its assistance for those struggling with real poverty in the area of benefit is required.

The Charity's present Charity Scheme is now largely redundant, following the sale of the two properties previously rented to tenants in need. The Charity's status needs to be revised and updated, probably via a new Charitable Incorporated Organisation (CIO) (foundation model) trust structure in accordance with Charity Commission best practice. This may be progressed in 2022/3.

Property

45 and 47 Park Road

These two properties, being beyond economic repair, were placed on the open market in February 2021 and each was sold by 1 December 2021, for values in line with best estimates from several local estate agents. Apart from realising their capital value, the sales brought to an end a longstanding drain on the Charity's accounts from double Council Tax, insurance and ongoing utility services standing charges on buildings which had stood empty for some years.

75 High Street

The Charity's application for planning permission for the conversion of this property to a retail unit (ground floor front) and five self contained flats was open throughout the year. Appropriate pressure was maintained on the Planning Authority (East Herts District Council) through the year by both our Property Trustee and retained architect. Questions about the building's heritage and the need for an acoustic survey caused some delay, as did an objection from a tenant of the neighbouring retail property.

Our application is progressing and we hope to have permission for redevelopment in 2022/3 financial year.

Grants made during the year 2021-2022

All grants were made in accordance with the Scheme under which the Charity presently operates.

The trustees are aware of the need to assist as many applicants as possible and consider all applications carefully and sympathetically, having due regard to the provisions of the Governing Scheme and general Charity Law. All applications for individuals must be supported by a sponsor in an appropriate organisation and grants are always made to the service provider, never directly to the applicant.

The trustees distributed £31,466 in grants, compared with £27,755 last year. As in previous years the largest single recipient was East Herts Citizens Advice (£17,934), which continues to advise and support people in need throughout East Herts, our contribution reflecting proportionately The Ware Charities' area of benefit.

The number of personal beneficiaries this year was 23 against 19 last year. As stated above the trustees are actively seeking ways to make our presence better known, as the current level of requests for help do not square with our perception of needs of the community in a time of crisis.

Financial Position

The Ware Charities' financial position remains secure overall: during the year the value of the Charity's current asset investments increased by £144,513.88.

The sale of our Park Road properties yielded a net £493,031, adding £409,031 (net sale price less £90,000 2020-21 valuation) to our funds.

The bulk of this income (£460,000) was placed in various of the Charity's existing investment funds to increase annual yield, and the balance of £33,031 was added to the current account, which at the end of the financial year amounted to £62,338.40.

Dividend income from our investments increased from £46,071.00 to £51,731.24.

Trustees held one meeting with an Independent Financial Adviser with experience of the charity sector, to confirm whether its current investment arrangements were considered appropriate. This was confirmed. A further review will take place once a decision has been taken on the future of the Charity's High Street property and following agreement to the Charity's forward business strategy and direction.

As last year, income from the charity's investments reduced further as a result of lower interest returns, and NIL income from property rental.

Conduct of the Trustees and their Officers

The Trustees held four ordinary meetings at three-monthly intervals, together with meetings of various approved subcommittees to prepare items for trustee approval. Attendance at all trustee meetings was excellent and each meeting was in excess of quorum.

No complaints were received as to the conduct or behaviour of the current Trustees or Officers of the Charity, nor are we aware of any complaint or grievance being made by any other interested party.

signed on behalf of the Trustees of The Ware Charities

Gordon Dawes
Chair of Trustees

Date

Jane Pickering
Administrator

Date

WARE CHARITIES - No. 225443

INCOME & EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2022

	<u>2022</u>
<u>Income</u>	
Dividends	£51,731.24
Rents	£90.00
Bank Interest	-
Other Income	<u>£120.00</u>
Profit on the sale of Almshouses	<u>£403,031.00</u>
Total Income	<u><u>£454,972.24</u></u>
 <u>Expenditure</u>	
<u>Management</u>	
Professional Fees	£660.00
Insurance	£5,896.99
75 High Street - Planning	£7,170.00
75 High Street - Utilities	£414.30
Almshouses	£1,862.79
Almshouses - Council Tax	£3,572.14
Almshouses - Water Rates	-£363.89
Office and Sundries	<u>£285.55</u>
Total Management	<u><u>£19,497.88</u></u>
 <u>Donations</u>	
East Hertfordshire Citizens Advice Service	£17,934.00
Jedidiah	-
Hertford	-
Individual Grants (23)	<u>£13,532.00</u>
Total Donations	<u><u>£31,466.00</u></u>
 <u>Total Expenditure</u>	 <u><u>£50,963.88</u></u>
Excess of Income over Expenditure	<u><u>£404,008.36</u></u>

2021

£46,071.00

£270.00

£25.00

-

£46,366.00

£660.00

£4,290.00

£25,076.00

£368.00

£7,128.00

-

-

£150.00

£37,672.00

£8,414.00

£1,500.00

£1,000.00

£16,841.00

£27,755.00

£65,427.00

-£19,061.00

WARE CHARITIES – No. 225443

REPORT OF THE INDEPENDENT EXAMINER TO THE TRUSTEES

FOR THE YEAR ENDED 31 MARCH 2022

I report on the Accounts of the Trust for the year ended 31 March 2022 which are attached.

Respective Responsibilities of Trustees and Independent 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(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. It is my responsibility to examine the accounts under Section 145 of the 2011 Act, to follow the procedures laid down in the general Directions given by the Charity Commission under Section 145 (5)(b) of the 2011 Act and to state whether particular matters have come to my attention.

Basis of Independent Examiner's Report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently 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:

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 2011 Act, and to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act have not been met;
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.



.....
Roger Celia FCA
23 Lodge Close
Hertford, SG14 3DH.

Date: 2nd June 2022

WARE CHARITIES - No. 225443

BALANCE SHEET AT 31 MARCH 2022

	<u>2022</u>	<u>2021</u>
<u>Fixed Assets</u>		
At Cost		
Almshouses, 45/47, Park Road, Ware SG12 0AJ	£0.00	£90,000.00
Business Premises, 75, High Street, Ware, SG12 9AD	£225,000.00	£225,000.00
	<hr/>	<hr/>
Total	£225,000.00	£315,000.00
<u>Current Assets</u>		
At Market Value		
COIF Charities Investment Fund Income Units	£1,260,153.39	£827,662.00
BKL Charities UK Equity Fund A Income Units	£225,584.45	£209,481.00
SUTL Cazenove Charity Equity Fund A Income Units	£225,594.70	£195,089.00
COIF Charities Property Fund Income Units	£227,022.10	£145,514.00
COIF Charities Ethical Investment Fund Income Units	£98,140.44	£65,523.00
COIF Charities Fixed Interest Fund Income Units	£43,431.67	£32,236.00
Lloyds Banking Group Plc Ordinary Shares	£780.03	£689.00
	<hr/>	<hr/>
	£2,080,706.78	£1,476,194.00
COIF Charities Deposit Account	£162.06	£14,161.00
National Westminster Bank Plc Account	£62,338.40	£14,330.00
	<hr/>	<hr/>
Total	£2,143,207.24	£1,504,685.00
	<hr/>	<hr/>
<u>Total Assets</u>	<u>£2,368,207.24</u>	<u>£1,819,685.00</u>

Accumulated Fund

Brought Forward	£1,819,685.00	£1,601,395.00
Excess of Income over Expenditure	£404,008.36	-£19,061.00
(2021 Expenditure over Income)	<hr/>	<hr/>
	£2,223,693.36	£1,582,334.00
Increase in value of Current Asset Investments	£144,513.88	£237,351.00
	<hr/>	<hr/>
Carried Forward	<u>£2,368,207.24</u>	<u>£1,819,685.00</u>

Signed Chairman
1st June 2022

8/6/22

Signed Treasurer
1st June 2022

8/6/2022

WARE CHARITIES - No. 225443

INCOME & EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2022

	<u>2022</u>	<u>2021</u>
<u>Income</u>		
Dividends	£51,731.24	£46,071.00
Rents	£90.00	£270.00
Bank Interest	-	£25.00
Other Income	£120.00	-
	<hr/>	<hr/>
Profit on the sale of Almshouses	£403,031.00	
Total Income	<u>£454,972.24</u>	<u>£46,366.00</u>
 <u>Expenditure</u>		
<u>Management</u>		
Professional Fees	£660.00	£660.00
Insurance	£5,896.99	£4,290.00
75 High Street - Planning	£7,170.00	£25,076.00
75 High Street - Utilities	£414.30	£368.00
Almshouses	£1,862.79	£7,128.00
Almshouses - Council Tax	£3,572.14	-
Almshouses- Water Rates	-£363.89	-
Office and Sundries	£285.55	£150.00
	<hr/>	<hr/>
Total Management	<u>£19,497.88</u>	<u>£37,672.00</u>
 <u>Donations</u>		
East Hertfordshire Citizens Advice Service	£17,934.00	£8,414.00
Jedidiah	-	£1,500.00
Hertfood	-	£1,000.00
Individual Grants (23)	£13,532.00	£16,841.00
	<hr/>	<hr/>
Total Donations	<u>£31,466.00</u>	<u>£27,755.00</u>
 <u>Total Expenditure</u>	 <u>£50,963.88</u>	 <u>£65,427.00</u>
 Excess of Income over Expenditure	 <u>£404,008.36</u>	 <u>-£19,061.00</u>

THE WARE CHARITIES

England & Wales - Charity number 225443

Accounts

ANNUAL REPORT OF THE WARE CHARITIES FOR THE YEAR 2020-21

The trustees are pleased to present the report of The Ware Charities for the year 1st April 2020 to 31st March 2021 incl.

Trustees and Officers

The present Charity Scheme provides for five co-opted trustees (four in post at 1 April 2020) and five trustees nominated by local councils in the area of interest (Ware (2), East Herts, Wareside and Thundridge), together with a Treasurer and Clerk (now retitled Administrator) appointed by the trustees as Officers of the Charity.

At the March 2020 meeting David Perman was re-elected Chair of the trustees and Gordon Dawes the vice-chair. David Perman resigned his trusteeship in July 2020; Gordon Dawes was asked in September to replace him as Chair for the remainder of the year. The Charity owes a debt of gratitude to David for his leadership of the Charity over the last 12 years.

Ros Standley (representing Ware Town Council) sadly passed away in April; Alexander Curtis was appointed on 1 June 2020 to replace her as trustee.

Steven Tarry was appointed to the vacant co-opted trustee position on 3 June 2020, to take primary responsibility for the Charity's property assets.

Margaret Spencer was appointed as a co-opted trustee on 1 September 2020, replacing David Perman.

Peter Rolfe relinquished his acting role as Clerk of the Charity in November 2020, on the appointment of Jane Pickering as Administrator. We thank Peter for standing in for 12 months.

Sue Newman, Treasurer of the Charity for the last 10 years, indicated her intention to stand down following completion of this year's financial audit. Again, the Charity is much indebted to Sue for her patient work managing the funds and grant requests, and the Charity's Park Road properties. Mr Valdis Belinis, a longtime Ware resident involved in a number of other charities, has offered to take on the role and his appointment has been endorsed by trustees.

Property

45 and 47 Park Road

Having confirmed last year that these properties were now beyond economic improvement as homes for social rent, trustees proposed to East Herts Council a joint project to redevelop the site of these properties, and the adjacent Council-owned car parking, to provide some new social housing. This was rejected by EHC after due consideration. Both properties were then valued and in February 2021 placed on the open market for sale. Sales were agreed in March 2021 at approximately the prices advised by four local estate agents. The resulting funds will be ring fenced in the accounts of the Charity while trustees determine next steps.

75 High Street

Efforts to rent the property (a former bank) as a whole continued through the year but without success. Feedback from the agent is that the whole property is too large for single interest in the current economic climate, and there is a lot of other empty property on the High Street. In parallel, architects were instructed to prepare for the Charity to seek planning and listed building consent for conversion of the property to joint retail/residential use, which it is believed will enhance future part rental/part sale value. The planning application was made in December 2020 and a decision is expected shortly.

The Charity incurred significant extraordinary costs during this financial year, mainly in commissioning the above work on a heritage listed building. Trustees agreed in March 2021 that property costs should be shown as an exceptional item against the Fund, in order that its primary purpose to provide charitable grants from the annual investment income was not inappropriately constrained.

Grants made during the year 2020-2021

All grants were made in accordance with the Scheme under which the Charity operates.

The trustees are aware of the need to assist as many applicants as possible and consider all applications carefully and sympathetically, having due regard to the provisions of the Governing Scheme and general Charity Law. All applications from individuals have to be supported by a sponsor in an appropriate organisation and grants are always made to the service provider or supporter, never directly to the applicant.

Following last year's decision to seek to increase the number of beneficiaries, and given the exceptional pressures created by the coronavirus pandemic, the Charity was able to identify two local charitable projects supporting child and family feeding. These produced a significant increase in the number of individuals directly helped by The Ware Charities during 2020-21. Trustees also

spent time considering the future direction of the Charity, and ways to encourage more access to its help, subject to funds being available.

The trustees distributed £27,755 in grants compared with £17,881 last year. As in previous years the largest single recipient was East Herts Citizens Advice (£8414), which continues to advise and support people in need throughout East Herts, our contribution reflecting proportionately The Ware Charities' area of benefit. As noted above, the Charity also gave grants to two local Charities providing food support for families, Jedidiah (£1500 to help 155 families for three months) and Hertfood (£1000) to support 24 families for three months, again in The Ware Charities' area of benefit.

The number of personal beneficiaries this year was 19, against 15 last year. As stated above the trustees are actively seeking ways to make our presence better known, as the current level of requests for help do not square with the perceived needs of the community in a time of crisis. We can, however, only make grants through applicants' sponsors.

Financial Position

The Ware Charities' financial position remains secure overall : the value of the current assets increased by around £237,351 to £1,819,685 during the year. The Annual Accounts for the year 2020-2021 are attached.

That said, income from the charity's investments reduced further as a result of lower interest returns, and it received NIL income from property rentals, as all three of the Charity's remaining property assets (see above) stood empty for the entire year.

There was, overall, an excess of expenditure over income of £19,061 due primarily to the significant property development costs of 75 High Street referred to above. Trustees agreed in March 2021 that these costs should be treated as an exceptional item on the Fund, to ensure that the Charity's limited investment income would be prioritised for approved grants. As a result, all grant requests approved by trustees were able to be paid.

Conduct of the Trustees and their Officers

The Trustees held four ordinary meetings at three-monthly intervals, together with meetings of various approved subcommittees to prepare items for trustee approval. Attendance at all trustee meetings was excellent and each meeting was significantly in excess of quorum.

No complaints were received as to the conduct or behaviour of the current Trustees or Officers of the Charity, nor are we aware of any complaint or grievance being made by any other interested party.

signed on behalf of the Trustees of The Ware Charities

Gordon Dawes
Chair of Trustees

Date

Jane Pickering
Administrator

Date

WARE CHARITIES – No. 225443

REPORT OF THE INDEPENDENT EXAMINER TO THE TRUSTEES

FOR THE YEAR ENDED 31 MARCH 2021

I report on the Accounts of the Trust for the year ended 31 March 2021, which are set out on pages 2 & 3.

Respective Responsibilities of Trustees and Independent 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(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. It is my responsibility to examine the accounts under Section 145 of the 2011 Act, to follow the procedures laid down in the general Directions given by the Charity Commission under Section 145 (5)(b) of the 2011 Act and to state whether particular matters have come to my attention.

Basis of Independent Examiner's Report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently 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:

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 2011 Act, and to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act have not been met;
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

.....
Roger Celia FCA
Chartered Accountant
23 Lodge Close
Hertford, SG14 3DH.

Date: 1st June 2021

WARE CHARITIES - No. 225443

BALANCE SHEET AS AT 31 MARCH 2021

	<u>2021</u>	<u>2020</u>
<u>Fixed Assets</u>		
At Cost		
Almshouses, 45/47 Park Road, Ware, SG12 OAJ	90,000	90,000
Business Premises, 75 High Street, Ware, SG12 9AD	<u>225,000</u>	<u>225,000</u>
Total	<u>315,000</u>	<u>315,000</u>
<u>Current Assets</u>		
At Market Value		
COIF Charities Investment Fund Income Units	827,662	691,444
BKL Charities UK Equity Fund A Income Units	209,481	168,227
SUTL Cazenove Charity Equity Fund A Income Units	195,089	141,114
COIF Charities Property Fund Income Units	145,514	148,731
COIF Charities Ethical Investment Fund Income Units	65,523	54,757
COIF Charities Fixed Interest Fund Income Units	32,236	34,051
Lloyds Banking Group Plc Ordinary Shares	<u>689</u>	<u>519</u>
	1,476,194	1,238,843
COIF Charities Deposit Account	14,161	21,136
National Westminster Bank Plc Account	<u>14,330</u>	<u>26,416</u>
Total	<u>1,504,685</u>	<u>1,286,395</u>
<u>Total Assets</u>	<u>£1,819,685</u>	<u>£1,601,395</u>
<u>Accumulated Fund</u>		
Brought Forward	1,601,395	1,716,508
Excess of Expenditure over Income (2020 Income over Expenditure)	<u>(19,061)</u>	<u>7,208</u>
	1,582,334	1,723,716
Increase (2020 Decrease) in value of Current Asset Investments	<u>237,351</u>	<u>(122,321)</u>
Carried Forward	<u>£1,819,685</u>	<u>£1,601,395</u>



Signed: Chairman
1st June 2021



Signed: Treasurer
1st June 2021

WARE CHARITIES - No. 225443

INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2021

	<u>2021</u>	<u>2020</u>
<u>Income</u>		
Dividends	46,071	49,534
Rents	270	125
Bank Interest	25	192
	<hr/>	<hr/>
Total Income	<u>£46,366</u>	<u>£49,851</u>
 <u>Expenditure</u>		
<u>Management</u>		
Honorarium	-	1,000
Professional Fees	660	2,972
Insurance	4,290	4,159
75 High Street - Planning	25,076	-
75 High Street - Dilapidation	-	10,724
75 High Street - Utilities	368	-
Almshouses	7,128	5,407
Office and Sundries	150	500
	<hr/>	<hr/>
Total Management	<u>£37,672</u>	<u>£24,762</u>
 <u>Donations</u>		
East Hertfordshire Citizens Advice Service	8,414	8,312
Jedidiah	1,500	-
Hertfood	1,000	-
Neighbourhood Watch	-	357
Individual Grants (19)	16,841	9,212
	<hr/>	<hr/>
Total Donations	<u>£27,755</u>	<u>£17,881</u>
	<hr/>	<hr/>
<u>Total Expenditure</u>	<u>£65,427</u>	<u>£42,643</u>
	<hr/>	<hr/>
Excess of Expenditure over Income (2020 Income over Expenditure)	<u>(£19,061)</u>	<u>£7,208</u>

WARE CHARITIES – No. 225443

REPORT OF THE INDEPENDENT EXAMINER TO THE TRUSTEES

FOR THE YEAR ENDED 31 MARCH 2021

I report on the Accounts of the Trust for the year ended 31 March 2021, which are set out on pages 2 & 3.

Respective Responsibilities of Trustees and Independent 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(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. It is my responsibility to examine the accounts under Section 145 of the 2011 Act, to follow the procedures laid down in the general Directions given by the Charity Commission under Section 145 (5)(b) of the 2011 Act and to state whether particular matters have come to my attention.

Basis of Independent Examiner's Report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently 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:

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 2011 Act, and to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act have not been met;
2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

.....
Roger Celia FCA
Chartered Accountant
23 Lodge Close
Hertford, SG14 3DH.

Date: 1st June 2021

WARE CHARITIES - No. 225443

BALANCE SHEET AS AT 31 MARCH 2021

	<u>2021</u>	<u>2020</u>
<u>Fixed Assets</u>		
At Cost		
Almshouses, 45/47 Park Road, Ware, SG12 OAJ	90,000	90,000
Business Premises, 75 High Street, Ware, SG12 9AD	<u>225,000</u>	<u>225,000</u>
Total	<u>315,000</u>	<u>315,000</u>
<u>Current Assets</u>		
At Market Value		
COIF Charities Investment Fund Income Units	827,662	691,444
BKL Charities UK Equity Fund A Income Units	209,481	168,227
SUTL Cazenove Charity Equity Fund A Income Units	195,089	141,114
COIF Charities Property Fund Income Units	145,514	148,731
COIF Charities Ethical Investment Fund Income Units	65,523	54,757
COIF Charities Fixed Interest Fund Income Units	32,236	34,051
Lloyds Banking Group Plc Ordinary Shares	<u>689</u>	<u>519</u>
	1,476,194	1,238,843
COIF Charities Deposit Account	14,161	21,136
National Westminster Bank Plc Account	<u>14,330</u>	<u>26,416</u>
Total	<u>1,504,685</u>	<u>1,286,395</u>
<u>Total Assets</u>	<u>£1,819,685</u>	<u>£1,601,395</u>
<u>Accumulated Fund</u>		
Brought Forward	1,601,395	1,716,508
Excess of Expenditure over Income	<u>(19,061)</u>	<u>7,208</u>
(2020 Income over Expenditure)	1,582,334	1,723,716
Increase (2020 Decrease) in value of Current Asset Investments	<u>237,351</u>	<u>(122,321)</u>
Carried Forward	<u>£1,819,685</u>	<u>£1,601,395</u>



Signed: Chairman
1st June 2021



Signed: Treasurer
1st June 2021

WARE CHARITIES - No. 225443

INCOME AND EXPENDITURE ACCOUNT

FOR THE YEAR ENDED 31 MARCH 2021

	<u>2021</u>	<u>2020</u>
<u>Income</u>		
Dividends	46,071	49,534
Rents	270	125
Bank Interest	25	192
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Total Income	<u>£46,366</u>	<u>£49,851</u>
<u>Expenditure</u>		
<u>Management</u>		
Honorarium	-	1,000
Professional Fees	660	2,972
Insurance	4,290	4,159
75 High Street - Planning	25,076	-
75 High Street - Dilapidation	-	10,724
75 High Street - Utilities	368	-
Almshouses	7,128	5,407
Office and Sundries	150	500
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Total Management	<u>£37,672</u>	<u>£24,762</u>
<u>Donations</u>		
East Hertfordshire Citizens Advice Service	8,414	8,312
Jedidiah	1,500	-
Hertfood	1,000	-
Neighbourhood Watch	-	357
Individual Grants (19)	16,841	9,212
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Total Donations	<u>£27,755</u>	<u>£17,881</u>
<u>Total Expenditure</u>	<u>£65,427</u>	<u>£42,643</u>
Excess of Expenditure over Income (2020 Income over Expenditure)	<u>(£19,061)</u>	<u>£7,208</u>