

# COLLINS & CO

CHARTERED ACCOUNTANTS & REGISTERED AUDITORS  
EST 1990

PJC/MY

26th June 2025

The Trustees  
Vanbrugh and Tempest  
Almshouse Charity Trust  
7 The Serpentine  
Aughton  
L39 6RN

Dear Sirs,

**Matters arising during the course of our work for the year ended  
31<sup>st</sup> December 2024.**

In accordance with our normal practice, we would like to point out that as far as we are concerned, there are no material matters which we feel need to be brought to the attention of the trustees in respect of any weaknesses found in your systems during our recent work for the year ended 31<sup>st</sup> December 2024.

We would like to take this opportunity of thanking you for all the co – operation given to us during the course of our work.

Yours faithfully,

Collins & Co

P J Collins F.C.A

Suite 13 Hattersley House, 1 Hattersley Court, Ormskirk, Lancs L39 2AY  
Tele 01695 577557 Email: [paul@collinsco.co.uk](mailto:paul@collinsco.co.uk)

VAT Number 548- 5981- 88

**Vanbrugh and Tempest Almshouse Charity Trust**

**Financial Statements**

**for the year ended 31 December 2024**

**COLLINS & CO**

**Ormskirk**

## **Vanbrugh and Tempest Almshouse Charity Trust**

### **Information**

<b>Registered Charity Number</b>	227244
<b>Tenant Services Authority Number</b>	A 0627
<b>Chairman</b>	Rev A Housley 10 Church Lane Aughton Lancs L39 5SB
<b>Correspondence Address</b>	7 The Serpentine Aughton Lancs L39 6RN
<b>Reporting Accountant</b>	Mr P J Collins F.C.A. Collins & Co Suite 13 Hattersley House 1 Hattersley Court Ormskirk L39 2AY
<b>Bankers</b>	The Royal Bank of Scotland Drummond House 1 Redheughs Avenue Edinburgh EH12 9JN
<b>Solicitors</b>	Dickinson Parker Hill 22 Derby Street Ormskirk Lancs L39 2BZ

# **Vanbrugh and Tempest Almshouse Charity Trust**

## **Accounts for the year ended 31 December 2024**

### **Trustees Annual Report**

#### **Legal and Administrative information**

The Trust was set up under the Charities Act 1960 and complies with the requirements detailed in the sealed letter from the Charity Commission dated 15th February 1967, for the Charity set up by The Charity Commissioners on 29th April 1902 to provide suitable accommodation for appointed almspersons.

Vanbrugh and Tempest Almshouse Charity Trust is a Registered Social Housing Provider and as such is subject to the Housing Act 2004 and the Accounting Direction for private registered providers of social housing 2022.

#### **During the year, the following served as Trustee's :**

Chairman	Rev. A Housley
Administrator	Mr A Southern (to 30/06/24) then Mr A Thompson (from 01/07/24)
Other Trustees	Mrs M Brook
	Mr P Fogden
	Mr P Moss
	Mrs B Moss
	Mrs M Ellams
	Mrs P O'Brien

The trustees have established a system of internal control which is appropriate for the size and nature of the organisation. The trustees consider that the systems were adequate and effective during the year.

The trustees have undertaken an assessment of the charity's compliance with the Governance and Financial Viability Standard.

The Trustee's met during the year, and the following decisions were made:

The Trustees agreed the annual statistical return to Homes England and also signed the accounts prepared by Collins & Co.

They arranged for repairs to various areas of the site as required.

#### **Finance**

There was a deficit of £3,589 (2023 Surplus: £6,161) for the year. This is mainly due to an increase in operating expenditure, notably payments for gas and the refurbishment of Flat No 3. We also received a generous donation of £400 and introduced a monthly service charge to tenants. The trust remains in a strong financial position. A transfer was unable to be made to the Building Fund in May 2024, (2023: £10,000).

The trustees are comfortable with the reserves held and the spread of funds between NAACIF and the Royal Bank of Scotland.

Expenditure will continue to be carefully monitored and rents and service charges will be reviewed to ensure the Trust has a stable financial basis.

All rents are paid by standing order.

#### **Health and Safety**

British Engineering Services carry out an Electrical Installation Condition inspection on a 5-year cycle. The last such inspection took place on 11/01/2023.

No loose cash is kept by the Trust on any of its premises.



# **Vanbrugh and Tempest Almshouse Charity Trust**

**Accounts for the year ended 31 December 2024**

## **Trustees Annual Report (continued)**

### **Reserves Policy**

Reserves for emergencies and maintenance are adequate. The funds are held in current accounts with the Royal Bank of Scotland and other reserves in NAACIF investments. This is considered to be the most appropriate and safe spread.

### **Public Benefit Statement**

When planning our activities for the year, the trustees gave consideration to the Charity Commission's guidance on public benefit and, in particular, the specific guidance to charities concerned with the relief of those in need, by reason of youth, age, ill health, disability, financial hardship or other disadvantage.

### **Statement of Trustees' responsibilities**

Legislation requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the Registered Social Housing Provider (RSHP) and of the surplus or deficit of the RSHP for that period. In preparing these financial statements the trustees are required to:

- select suitable accounting policies and apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the RSHP will continue in operation.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the RSHP and to enable them to ensure that the financial statements comply with the Housing Act 2004, and the Accounting Direction for private registered providers of social housing 2022. They are also responsible for safeguarding the assets of the RSHP and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

This report was approved by the Board on 6 July 2025 and signed on its behalf by



**Rev A Housley**  
**Chairman**



**Mr P Fogden**  
**Trustee**

## **Vanbrugh and Tempest Almshouse Charity Trust**

### **Reporting Accountants' Report on the Unaudited Accounts to the trustees of the Vanbrugh and Tempest Almshouse Charity Trust**

This report on the accounts of the charity for the year ended 31 December 2024 which are set out on pages 4 to 9 is in respect of a report carried out under section 138 of the Housing and Regeneration Act 2008 ("the 2008 Act").

#### **Respective Responsibilities of the Trustees and the Reporting Accountant.**

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for the year under section 136(3) of the Housing and Regeneration Act 2008 and that an accountant's report is required by a "reporting accountant".

It is my responsibility to report on the accounts in accordance with section 138 of the 2008 Act and to state if I have failed to obtain all the information and explanations which I feel are necessary for the purpose of preparing the report.

#### **Basis of the Reporting Accountant's Report**

The 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.

#### **Reporting Accountant's Statement**

In connection with my examination, no matter has come to my attention which gives me reasonable cause to believe that in any material respect the accounts are not in accordance with the accounting records kept under section 135(2)(a) of the 2008 Act.

On the basis of the information in the accounting records:

- (a) the accounts comply with the requirements of the Charities Act 2011;
- (b) section 136(3) of the 2008 Act applies in respect of these accounts.

**Mr P J Collins F.C.A.  
Collins & Co  
Suite 13 Hattersley House  
1 Hattersley Court  
Ormskirk L39 2AY**

**6 July 2025**

**Vanbrugh and Tempest Almshouse Charity Trust**

**Income and expenditure account  
for the year ended 31 December 2024**


**Supported Housing for Older People**

	2024	2023
	£	£
<b>Turnover</b>	25,294	21,489
<b>Less: Operating expenditure</b>	(32,229)	(25,704)
<b>Operating (Deficit)/Surplus on social housing lettings</b>	(6,935)	(4,215)
Interest receivable	140	165
Dividends received	3,206	2,826
<b>(Deficit) on Ordinary Activities for the year</b>	(3,589)	(1,224)
Realised gain on investments	-	7,385
<b>(Deficit)/Surplus for the year</b>	(3,589)	6,161

The results for the year related wholly to the continuing activities of the organisation.

The financial statements were approved by the Board of Trustees on 6 July 2025 and signed on its behalf by:

  
**Rev A Housley (Trustee)**


  
**Mr P Fogden (Trustee)**


# Vanbrugh and Tempest Almshouse Charity Trust

## Statement of financial position as at 31 December 2024

		2024		2023	
	Notes	£	£	£	£
<b>Fixed assets</b>					
Housing Properties - depreciated cost		32,742		32,874	
Social Housing Grant		(32,736)		(32,736)	
	2		6		138
Investments	3		536,186		499,231
			536,192		499,369
<b>Current assets</b>					
Cash at bank		9,015		12,336	
<b>Creditors: amounts falling due within one year</b>					
Accruals		1,560		1,200	
<b>Net current assets</b>			7,455		11,136
<b>Total assets less current liabilities</b>			543,647		510,505
<b>Equity</b>					
Investment revaluation reserve	7		432,101		395,370
Designated reserves	7		79,487		79,264
Revenue reserve	7		32,059		35,871
			543,647		510,505

The financial statements were approved by the Board of Trustees on 6 July 2025 and signed on its behalf by:

  
Rev A Housley (Trustee)

  
Mr P Fogden (Trustee)



**Vanbrugh and Tempest Almshouse Charity Trust**  
**Notes to the accounts**  
**for the year ended 31 December 2024**

**1. Accounting policies**

**1.1. Accounting convention**

The accounts are prepared under the historical cost convention modified when necessary to include the valuation of investments, the Accounting Direction for private registered providers of social housing 2022 and in accordance with the Statement of Recommended Practice for Registered Social Housing Providers (SORP 2014).

**1.2. Social Housing Grants**

Social Housing Grants were made by the Housing Corporation and were utilised to reduce the cost of the development and are therefore shown as a deduction from the cost of the housing properties on the Balance Sheet. Where Social Housing Grants are received to cover expenditure incurred by the Trust, it is credited to the Income and Expenditure Account in the period in which it is received.

Social Housing Grants are repayable in certain circumstances, however, for the foreseeable future, the social landlord will continue to use the properties for the purpose intended (provision of rented accommodation) and there is, therefore, no expectation of Social Housing Grant repayment.

**1.3. Housing Properties**

These are stated at cost and all invoices and architects certificates relating to capital expenditure incurred in the year are included in the financial statements for the year, provided the dates of issue or valuation are prior to the year end.

**1.4. Tangible fixed assets and depreciation**

Depreciation is provided at rates calculated to write off the cost or valuation less residual value of each asset over its expected useful life, as follows:

Freehold buildings                      -      Straight Line over fifty years

**1.5. Extraordinary Repairs**

The costs of extraordinary repairs, unless representing improvements to the property, are charged to the revenue account in the year in which it is incurred.

A designated extraordinary repair fund is maintained in order to set aside sufficient funds from general funds specifically for any extraordinary repairs that may occur in the year. These funds are invested separately with the NAACIF.

**1.6. Recoupment Reserve**

This is a designated fund and represents amounts set aside to carry out rebuilding work to the properties should the need arise. These funds are invested separately with the NAACIF.

**1.7. Investments**

Realised gains or losses are recognised when the investments are sold. Unrealised gains or losses are accounted for on revaluation of investments at 31st December and credited or debited to an Investment Revaluation Reserve.

**Vanbrugh and Tempest Almshouse Charity Trust**  
**Notes to the accounts**  
**for the year ended 31 December 2024**

**1.8. Turnover**

Turnover represents income receivable during the year in respect of tenant contributions, sundry rents and fees.

**2. Tangible assets**

	<b>6 "Housing for Older People" units held for letting £</b>	<b>Total £</b>
<b>Cost</b>		
At 1 January 2024	41,694	41,694
Social Housing Grant	(32,736)	(32,736)
At 31 December 2024	<u>8,958</u>	<u>8,958</u>
<b>Depreciation</b>		
At 1 January 2024	8,820	8,820
Charge for the year	132	132
At 31 December 2024	<u>8,952</u>	<u>8,952</u>
<b>Net book values</b>		
At 31 December 2024	<u>6</u>	<u>6</u>
At 31 December 2023	<u>138</u>	<u>138</u>

**3. Investments**

	<b>Market value 2024 £</b>	<b>Cost 2024 £</b>	<b>Market value 2023 £</b>	<b>Cost 2023 £</b>
NAACIF Recoupment fund	172,347	13,325	159,331	13,101
NAACIF General fund	73,479	24,597	71,097	24,597
NAACIF Ext. Repair fund	290,360	66,163	268,803	66,163
	<u>536,186</u>	<u>104,085</u>	<u>499,231</u>	<u>103,861</u>

**4. Statement of total recognised surpluses for the year ended 31st December 2024**

	<b>2024 £</b>	<b>2023 £</b>
(Deficit)/Surplus for the year	(3,589)	6,161
Unrealised surplus on investments	<u>36,731</u>	<u>28,860</u>
Total recognised surplus for the year	<u>33,142</u>	<u>35,021</u>

**Vanbrugh and Tempest Almshouse Charity Trust**  
**Notes to the accounts**  
**for the year ended 31 December 2024**

**5. Related Parties**

One of the housing units is occupied by a relative of a trustee.  
This tenancy is on the same terms and conditions as the other residents.

**6. Legislative Provisions**

The Trust was set up under the Charities Act 1960.

**7. Movement on Reserves**

Investment Revaluation Reserve

	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
Brought forward at 1st January	395,370	376,510
Released on disposals	-	(10,000)
Unrealised surplus/(deficit) on investments	36,731	28,860
Carried forward at 31st December	<u>432,101</u>	<u>395,370</u>

Designated Reserves

Recoupment Fund:

	<b>£</b>	<b>£</b>
Brought forward at 1st January	13,101	12,878
Transfer from General Fund	223	223
Carried forward at 31st December	<u>13,324</u>	<u>13,101</u>

Extraordinary Repair Fund:

	<b>£</b>	<b>£</b>
Brought forward at 1st January	66,163	68,778
Transfer to General Fund	-	(2,615)
Carried forward at 31st December	<u>66,163</u>	<u>66,163</u>

Total Designated Reserves Carried Forward	<u>79,487</u>	<u>79,264</u>
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	<b>£</b>	<b>£</b>
General Revenue Reserve Fund:		
Brought forward at 1st January	35,871	27,318
Transfer to recoupment fund	(223)	(223)
Transfer from extraordinary repair fund	-	2,615
(Deficit)/Surplus for the year	(3,589)	6,161
Carried forward at 31st December	<u>32,059</u>	<u>35,871</u>

# **Vanbrugh and Tempest Almshouse Charity Trust**

## **Detailed income and operating expenditure schedule for the year ended 31 December 2024**

	2024		2023
	£		£
<b>INCOME</b>			
Tenant Contributions	19,120		19,355
Service Charges Received	5,700		-
Sundry Rents and Fees Receivable	74		94
Donations	400		2,040
	<u>25,294</u>		<u>21,489</u>
<b>OPERATING EXPENDITURE</b>			
<b><u>Service charge costs</u></b>			
Gas	15,710		8,068
Electricity	934		749
Water rates	1,597		1,497
Grounds maintenance	2,004		1,310
Sundry expenses	40	20,285	183
			<u>11,807</u>
<b><u>Management expenses</u></b>			
Insurances	1,005		1,468
Reporting Accountant's fees	1,560	2,565	1,200
			<u>2,668</u>
<b><u>Maintenance and Repairs</u></b>			
Routine maintenance	1,463		1,086
Replacement Boiler	-		8,155
Flat Refurbishment Costs	5,974		-
Garden Gates	660		-
Electrical Repairs	539	8,636	1,130
			<u>10,371</u>
<b><u>Other costs</u></b>			
Subscriptions	611		678
Depreciation property	132	743	180
			<u>858</u>
<b>Total operating expenditure</b>	<u>32,229</u>		<u>25,704</u>