

WINWOOD ALMSHOUSES TRUST

England & Wales · Charity number 229682

Details

Status Registered

Legal form Other

Registered 1963-09-12

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

Contact

Address 46 North End Road
Quinton
Aylesbury
Buckinghamshire
HP22 4BE

Phone 07739985440

Email winwoodalmshouses@outlook.com

Activities

Objects: 1. ALMSHOUSES FOR NEEDY WIDOWERS AND WIDOWS OF GOOD CHARACTER WHO ARE RESIDENT IN THE PARISH OF QUANTON OR THE NEIGHBOURHOOD THEREOF. 2. THE BENEFIT OF THE RESIDENTS IN THE ALMSHOUSES OF THE CHARITY OR ANY OF THEM IN SUCH MANNER AS THE TRUSTEES THINK FIT FROM TIME TO TIME.

Activities: The Charity is a trust and was founded in 1687 to provide almshouses for the poor and widows and widowers in the parish of Quinton

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Elderly/old People, Other Defined Groups

Geography

- **Area of benefit:** PARISH OF QUANTON AND THE NEIGHBOURHOOD
- Buckinghamshire

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£78,001	£65,491	-	-
2023-12-31	£533,980	£47,646	£1,987,083	0
2022-12-31	£61,984	£51,339	-	-
2021-12-31	£51,160	£37,754	-	-
2020-12-31	£54,725	£39,240	-	-

Trustees

Name	Role	Appointed
ANGELA CLAIRE LUCAS		
Anthony Foster		2023-02-20
Caroline Serjeant		2021-04-04
JANE SAUNDERS		
Jeremy Fenemore		2016-06-01
Nick Butler		2021-12-08
Patrick John Beresford Croker		2019-12-04
Rev Steve Flashman		2018-06-02

WINWOOD ALMSHOUSES TRUST

England & Wales - Charity number 229682

Accounts

REGISTERED CHARITY NUMBER: 229682

WINWOOD ALMSHOUSES TRUST
RECEIPTS AND PAYMENTS ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2024

WINWOOD ALMSHOUSES TRUST
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

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WINWOOD ALMSHOUSES TRUST

REGISTERED CHARITY NUMBER 229682

TRUSTEES REPORT FOR THE YEAR ENDED 31ST DECEMBER 2024

STATUS AND PRINCIPAL OBJECTS

The Charity is a trust and was founded in 1687 by Richard Winwood to provide almshouses for poor widows and widowers of the parish of Quainton. He endowed the Trust with 'lands and tenements' to meet running costs.

Over the years, the buildings have been maintained, whilst being occupied by residents, and the endowments husbanded to provide security for them.

In 1982, the Charity Commissioners prepared a (revised) Scheme for the Administration of the Charity. Under that scheme, four trustees are appointed by Quainton Parish Council, two by Aylesbury Vale District Council (AVDC) and one, being ex-officio, the Vicar of Quainton, or the member of the Schorne Team having special responsibility for Quainton. After a variation to the Scheme in 2019 the Trustees are empowered to co-opt up to 3 trustees to their number. On 1 April 2020 AVDC was merged into Buckinghamshire County Council (B.C.C.) who assumed the duties under the Scheme.

MAIN ACTIVITIES

The main activities of the Charity is the provision of almshouse accommodation which is supported by the commercial let of its other properties.

TRUSTEES NAMES AND OFFICIALS

During 2024, the following Trustees have held office:

Appointees of B.C.C.:

Mr N. Buck (resigned 27 February 2024), Sir B.D. Stanier Bt

Appointees of Q.P.C.:

Mrs A.C. Lucas, Mrs J. Saunders, Mr J. Fenemore and Mr N. Butler

Ex-officio:

Reverend S. Flashman

Co-opted:

Mr P.J.B. Croker, Mrs C.L. Serjeant, Mr A.R. Foster

Mrs J.C. Vowles is the Clerk to the Trustees and the administration of the Trust is undertaken from 46 North End Road, Quainton, Aylesbury, Buckinghamshire, HP22 4BE.

The Trust's bankers are Lloyds Bank of Market Square, Aylesbury.

The Accountants are Hillier Hopkins LLP, Chartered Accountants, of 249 Silbury Boulevard, Milton Keynes.

The Trust's Solicitors are Kidd Rapinett, of George Street, Aylesbury.

The Land Agents are Knight Frank of East Hendred, Wantage, Oxon.

ACCOUNTING METHOD

The Trustees considered changes in Charity law and the accounting requirements Within Accounting and Reporting by Charities: Statement of Recommended Practice FRS102. They concluded that the Charity would not benefit from applying SORP FRS102 and so took advantage of the provisions available for smaller charities and reported on a receipts and payments basis. However, due to a significant disposal of land the Trust's income for the year 2023 exceeded the threshold for these exemptions and accordingly those accounts were presented on an accruals basis. The Trust has reverted to a receipts and payments basis for 2024 and future years.

WINWOOD ALMSHOUSES TRUST

REGISTERED CHARITY NUMBER 229682

TRUSTEES REPORT FOR THE YEAR ENDED 31ST DECEMBER 2024

REVIEW OF THE YEAR

The Trustees continued to provide almshouse accommodation and support throughout the year.

The Trustees met three times during the year for normal business. All expenditure was authorised by two trustees.

The Trustees have commissioned quinquennial surveys of all the major Trust properties including the Almshouses. The reports have led to a planned programme of significant repair and improvement works which started in 2024 and are expected to continue for a number of years.

On 17 July 2019 the Secretary of State for Transport took possession of Trust farmlands permanently required for HS2. As the construction project has proceeded so further land has been taken, or isolated, while other land has been released. This uncertain and highly disruptive situation continues. The Trust received 'on account' compensatory payments in 2023 in respect of 46.37 acres permanently taken. The final position is still in negotiation but while further payments are expected they are likely to be modest in size. The Trust is also entitled to compensation for the reduction in value of the retained lands due to the severance of the taken lands and/or due to the construction and operation of the railway (injurious affection). These heads of claim have not yet been quantified and cannot be so until the design and construction phases are finalised.

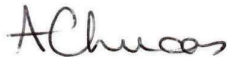
The land seized for the HS2 project formed part of the Trust's endowment lands. The Trustees continue to work hard to mitigate the impact of HS2 on the retained lands whose income generation is key to underpinning the Trust's charitable purposes.

The Trustees continue to monitor risks in accordance with the Trust's risk policy and to update the risk register accordingly. This is approved at least annually.

POLICY ON RESERVES

The reserves are being held to meet future expenditure expected to be made on improvements to the almshouses and other Trust properties.

The funds received in respect of HS2 are being held in cash, or near cash like assets, pending finalisation of the compensation receivable and while Trustees explore ways to reinstate what was previously a secure endowment income provided by the seized lands.



A.C. LUCAS
Trustee



P.J.B. CROKER
Trustee

Date: 15 October 2025

WINWOOD ALMSHOUSES TRUST

REGISTERED CHARITY NUMBER 229682

INDEPENDENT EXAMINER'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

I report on the accounts of the charity for the year ended 31 December 2024 which are set out on pages 4 to 8.

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(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;
- follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- state whether particular matters have come to my attention.

BASIS OF INDEPENDENT EXAMINER'S REPORT

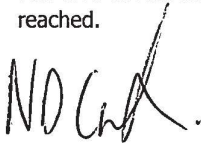
My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or 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 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

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



Neal Carter ACA
Hillier Hopkins LLP Chartered Accountants
249 Silbury Boulevard
Milton Keynes
Bucks. MK9 1NA

Date: 16.10.2025

WINWOOD ALMSHOUSES TRUST

RECEIPTS AND PAYMENTS

FOR THE YEAR ENDED 31 DECEMBER 2024

	<u>Notes</u>	<u>2024</u>	<u>2023</u>
		<u>£</u>	<u>£</u>
<u>RECEIPTS</u>			
Rent from property		30,109	28,492
Contributions to property maintenance costs		19,880	24,068
Investment and Other Income			
Bank Deposit Interest	27,973		14,517
Investment Income	-		-
Profit on disposal of land	-		442,735
Other Income	39		1,586
		<u>28,012</u>	<u>458,838</u>
		<u>78,001</u>	<u>511,398</u>
<u>PAYMENTS</u>			
Charitable expenditure:			
Costs of activities in furtherance of the charity's objects			
Insurance	4,086		4,120
Water	2,170		1,613
Heat and light	(498)		7,237
Telephone	1,118		1,115
Lifeline costs	1,137		1,590
Repairs and maintenance	51,088		22,648
Sundry	600		569
		<u>59,701</u>	<u>38,891</u>
Governance costs			
Clerk's allowance	3	1,830	2,050
Stationery, post and telephone		-	270
Legal Fees		2,160	7,067
Accountancy fees		1,800	1,440
		<u>5,790</u>	<u>10,827</u>
		<u>65,491</u>	<u>49,718</u>
Other income and payments:			
Purchase of investments	5	-	-
		<u>-</u>	<u>-</u>
<u>TOTAL PAYMENTS</u>			
		<u>65,491</u>	<u>49,718</u>
<u>NET RECEIPTS/(PAYMENTS)</u>			
		12,510	461,680
<u>CASH FUNDS AT START OF YEAR</u>			
		<u>579,353</u>	<u>117,673</u>
<u>CASH FUNDS AT END OF YEAR</u>			
		<u>591,863</u>	<u>579,353</u>

WINWOOD ALMSHOUSES TRUST

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2024

1 ACCOUNTING POLICIES

Basis of Preparation

The accounts have been prepared on the receipts and payments basis.

2 FUNDS

The Endowment fund recognises the valuation of the properties when they were brought into the accounts in 1984.

The Designated fund is a reserve held for the specific purpose of Extraordinary Repairs. The Extraordinary Repairs reserves are reviewed annually and increased as required but by an amount not less than £360.

3 EMOLUMENTS

None of the Trustees received any emoluments. The emoluments of the Clerk to the Trustees were as follows:

	<u>2024</u>	<u>2023</u>
Emoluments	<u>£1,830</u>	<u>£2,050</u>

4 FIXED ASSETS - HOUSING PROPERTIES

	<u>2024</u> <u>Completed</u> <u>Housing</u> <u>Properties</u>	<u>2023</u> <u>Completed</u> <u>Housing</u> <u>Properties</u>
<u>Cost</u>		
At 1st January 2024 and 31st December 2024	<u>£ 172,802</u>	<u>£ 172,802</u>
<u>Less: SOCIAL HOUSING GRANT</u>		
At 1st January 2024 and 31st December 2024	<u>£ (145,166)</u>	<u>£ (145,166)</u>
<u>NET BOOK VALUE</u>		
At 1st January 2024 and 31st December 2024	<u>£ 27,636</u>	<u>£ 27,636</u>

The Winwood Almshouses were constructed in the Seventeenth Century. There is no record of the original cost and no value is attributed thereto. The above details relate to improvements carried out since 1985, which were partly funded by a Housing Corporation Grant of £145,166 and a Residual Mortgage loan of £27,647. The loan was repaid in full during 1996.

Social Housing Grant

Social Housing Grant (SHG) was paid by the Housing Corporation to reduce the cost of development and is, therefore, shown as a deduction from the cost of Housing Properties on the Balance Sheet. SHG is repayable under certain circumstances, primarily following the sale of a property but will normally be restricted to net proceeds of sale.

WINWOOD ALMSHOUSES TRUST
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

5 **INVESTMENTS**

	<u>2024</u>	<u>2023</u>
Base Cost:		
At 1st January	330,485	330,485
Additions	-	-
Disposals	-	-
At 31st December	<u>£ 330,485</u>	<u>£ 330,485</u>

The Investments comprise the following:

	<u>2024</u>	<u>2024</u>	<u>2023</u>	<u>2023</u>
	<u>Cost</u>	<u>Market</u>	<u>Cost</u>	<u>Market</u>
		<u>Value</u>		<u>Value</u>
Charity Multi Asset Accumulation shares 1835.013 (2021 - 1835.013)	42,496	222,168	42,496	205,673
CHARIFUND Accumulation Shares 2589.57 (2021 - 2589.57)	257,989	846,765	257,989	776,787
COIF Accumulation Shares 925.49 (2021 - 925.49)	30,000	241,197	30,000	229,522
	<u>330,485</u>	<u>1,310,130</u>	<u>330,485</u>	<u>1,211,982</u>

M.V at 1 January 2024	1,211,982
Additions	-
Profit/(Loss) in the year	98,148
Disposals	-
M.V at 31 December 2024	<u>£ 1,310,130</u>

WINWOOD ALMSHOUSES TRUST
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2024

6 **RECONCILIATION OF FUNDS**

	Unrestricted funds	Designated fund	Endowment fund	TOTAL
At 1 January 2024 (on a receipts and payments basis)	1,332,521	43,216	605,034	1,980,771
Transfer to designated reserve	(360)	360		-
Transfer endowment element of designated fund	-	(22,944)	22,944	-
Increase in market value of investments	98,148	-	-	98,148
Net receipts and payments in the year	12,510	-	-	12,510
At 31 December 2024	<u>1,442,819</u>	<u>20,632</u>	<u>627,978</u>	<u>2,091,429</u>

WINWOOD ALMSHOUSES TRUST

England & Wales - Charity number 229682

Accounts

REGISTERED CHARITY NUMBER: 229682

WINWOOD ALMSHOUSES TRUST

ACCRUALS ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2023

WINWOOD ALMSHOUSES TRUST
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2023

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WINWOOD ALMSHOUSES TRUST

REGISTERED CHARITY NUMBER 229682

TRUSTEES REPORT FOR THE YEAR ENDED 31ST DECEMBER 2023

STATUS AND PRINCIPAL OBJECTS

The Charity is a trust and was founded in 1687 by Richard Winwood to provide almshouses for poor widows and widowers of the parish of Quainton. He endowed the Trust with 'lands and tenements' to meet running costs.

Over the years, the buildings have been maintained, whilst being occupied by residents, and the endowments husbanded to provide security for them.

In 1982, the Charity Commissioners prepared a (revised) Scheme for the Administration of the Charity. Under that scheme, four trustees are appointed by Quainton Parish Council, two by Aylesbury Vale District Council (AVDC) and one, being ex-officio, the Vicar of Quainton, or the member of the Schorne Team having special responsibility for Quainton. After a variation to the Scheme in 2019 the Trustees are empowered to co-opt up to 3 trustees to their number. On 1 April 2020 AVDC was merged into Buckinghamshire County Council (B.C.C.) who assumed the duties under the Scheme.

MAIN ACTIVITIES

The main activities of the Charity is the provision of almshouse accommodation which is supported by the commercial let of its other properties.

TRUSTEES NAMES AND OFFICIALS

During 2023, the following trustees have held office:

Appointees of B.C.C.:

Mr N. Buck (resigned 27 February 2024), Sir B.D. Stanier Bt

Appointees of Q.P.C.:

Mrs A.C. Lucas, Mrs J. Saunders, Mr J. Fenemore and Mr N. Butler

Ex-officio:

Reverend S. Flashman

Co-opted:

Mr P.J.B. Croker, Mrs C.L. Serjeant, Mr A.R. Foster (appointed 20 February 2023)

Mrs J.C. Vowles is the Clerk to the Trustees and administration of the Trust is undertaken from 46 North End Road, Quainton, Aylesbury, Buckinghamshire HP22 4BE.

The Trust's bankers are Lloyds Bank of Market Square, Aylesbury.

The Accountants are Hillier Hopkins LLP, Chartered Accountants, of 249 Silbury Boulevard, Milton Keynes.

The Trust's Solicitors are Kidd Rapinett, of George Street, Aylesbury.

The Land Agents are Knight Frank of East Hendred, Wantage, Oxon.

ACCOUNTING METHOD

The Trustees have considered recent changes in Charity Law and the new accounting requirements within Accounting and Reporting by Charities: Statement of Recommended Practice FRS102. They have concluded that the Charity will not benefit from applying SORP FRS102 and will take advantage of the provisions available for smaller charities and reported in recent years on a receipts and payments basis. However, due to a significant disposal of land during the period the Trust's income for the year exceeds the threshold for these exemptions and accordingly the accounts are presented on an accruals basis. The Trust expects to be able to revert to a receipts and payments basis in future years.

WINWOOD ALMSHOUSES TRUST

REGISTERED CHARITY NUMBER 229682

TRUSTEES REPORT FOR THE YEAR ENDED 31ST DECEMBER 2023

REVIEW OF THE YEAR

The Trustees met three times during the year for normal business.

The Trustees continued to provide almshouse accommodation and support throughout the year.

On 17 July 2019 the Secretary of State for Transport took possession of Trust farmlands permanently required for HS2 (Title BM309222 dated 3 February 2020). As the construction project has proceeded so further land has been taken while other land has been released. This uncertain and highly disruptive situation continues. In May 2023, the Trust received 'on account' compensatory payments totalling £442,735 in respect of 46.37 acres permanently taken. The final position is still in negotiation but while further payments are expected they are likely to be modest in size. The lands seized for the HS2 project form part of the Trust's endowment lands brought into the accounts at valuation in 1984. No detailed records still exist to attribute that valuation precisely to individual pockets of the land portfolio. For the purposes of this enforced disposal an amount of £50,000 has been adopted as a fair attribution of the 1984 valuation.

The Trust is also entitled to compensation for the reduction in value of the retained lands due to the severance of the taken lands and/or due to the construction and operation of the railway (injurious affection). These heads of claim have not yet been quantified and cannot be so until the design and construction phases are finalised. The Trustees are working hard to mitigate the impact of HS2 on retained lands whose income generation is key to underpinning the Trust's charitable purposes.

All expenditure was authorised by two trustees.

The Trustees continue to monitor risks in accordance with the Trust's risk policy and updates the risk register accordingly. This is approved at least annually.

POLICY ON RESERVES

The reserves are being held to meet future expenditure expected to be made on improvements to the almshouses and other Trust properties.

Unrestricted reserves include those designated for the specific purpose of Extraordinary Repairs. These comprise an endowment holding of 1,622 shares in M&G's Charity Multi Asset Accumulation Fund (cost £22,944) and general reserves invested in the same Fund (cost £19,552) and held in cash (£720). The Extraordinary Repairs reserves are reviewed annually and increased as required but by an amount not less than £360.



A.C. LUCAS
Trustee



P.J.B. CROKER
Trustee

Date: 17 June 2024

WINWOOD ALMSHOUSES TRUST

REGISTERED CHARITY NUMBER 229682

INDEPENDENT EXAMINER'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2023

I report to the Charity's Trustees on my examination of the accounts of the Charity for the year ended 31 December 2023 which are set out on pages 4 to 10.

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(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;
- follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- 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 matters have come to my attention 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.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



Neal Carter ACA
Hillier Hopkins LLP Chartered Accountants
249 Silbury Boulevard
Milton Keynes
Bucks
MK9 1NA

Date: 25.6.2024

WINWOOD ALMSHOUSES TRUST
REGISTERED CHARITY NUMBER 229682

STATEMENT OF FINANCIAL ACTIVITIES (INCORPORATING INCOME AND EXPENDITURE ACCOUNT)

	Notes	Designated funds 2023	Endowment funds 2023	Unrestricted funds 2023	Total funds 2023	Total funds 2022
						£
Charitable activities	4			58,004	58,004	54,534
Investments	5			18,458	18,458	1,383
Profit on disposal of land			392,734		392,734	-
Total income			392,734	76,462	469,196	55,917
Expenditure on:						
Charitable activities	6			47,646	47,646	50,074
Total expenditure				47,646	47,646	50,074
Net income/(Expenditure) before gains on investment			392,734	28,816	421,550	5,843
Gains/(losses) on investments	11			64,784	64,784	(20,157)
Net income/(Expenditure)			392,734	93,600	486,334	(14,314)
Transfer to designated funds		360		(360)	-	
Net movement in funds		360	392,734	93,240	486,334	(14,314)
Reconciliation of funds:						
Total funds brought forward		42,826	212,300	1,245,623	1,500,749	1,515,063
Net movement in funds		360	392,734	93,240	486,334	(14,314)
Total funds carried forward		43,186	605,034	1,338,863	1,987,083	1,500,749

The Winwood Almshouses Trust has not acquired or discontinued any fundamental activities during the above financial years

The Charity has no recognised gains and losses other than those included in the above Income and Expenditure Account
Therefore no separate statement of total recognised gains and losses is needed

WINWOOD ALMSHOUSES TRUST
REGISTERED CHARITY NUMBER 229682
BALANCE SHEET
FOR THE YEAR ENDED 31 DECEMBER 2023

	Note	<u>2023</u>	<u>2022</u>
		£	£
Housing properties	8	27,636	27,636
Other fixed assets	9	161,800	211,800
		189,436	239,436
Current assets			
Debtors	10	14,186	4,209
Investments	11	1,211,982	1,147,198
Cash at bank and in hand		579,353	117,673
		1,805,521	1,269,080
Creditors: amounts falling due within one year	12	(7,874)	(7,767)
Net current assets		1,797,647	1,261,313
Total assets less current liabilities		1,987,083	1,500,749
Total net assets		1,987,083	1,500,749
Charity funds			
Reserves			
Endowment funds		605,034	212,300
Unrestricted			
Designated funds	13	43,186	42,826
Unrestricted funds	14	1,338,863	1,245,623
		1,987,083	1,500,749

The accounts were approved by the Trustees on: **17 June 2024**
and signed on its behalf by

A.C. LUCAS 
) Trustees

P.J.B. CROKER


WINWOOD ALMSHOUSES TRUST
REGISTERED CHARITY NUMBER 229682
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2023

1 **ACCOUNTING POLICIES**

Basis of Preparation

The financial statements have been prepared in accordance with the Charities SORP (FRS102) - Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) (effective 1 January 2015), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS102) and the Companies Act 2006.

Investments

Investment Income is recognised when received. Investments are shown in balance sheet at market value.

Housing Properties

Alms houses were constructed in the Seventeenth Century and there is no record of the original cost and no value is attributed thereto. The Housing Properties cost relate to improvements carried out since 1985 which were funded by a Housing Corporation Grant; a mortgage loan from Housing Corporation (since repaid) and from Winwood Alms houses own resources. As the properties are maintained in a state of repair such that their estimated residual value is not less than their improvement cost or carrying amount, the annual and accumulated charge for depreciation would be NIL.

Endowment Fund

The Endowment fund recognises the valuation of the properties when they were brought into the accounts in 1984.

Other Fixed Assets

Tangible Fixed Assets other than housing properties (comprising farm land and buildings) are stated at valuation.

Social Housing Grant

Social Housing Grant (SHG) was paid by the Housing Corporation to reduce the cost of development and is, therefore, shown as a deduction from the cost of Housing Properties on the Balance Sheet. SHG is repayable under certain circumstances, primarily following the sale of a property but will normally be restricted to net proceeds of sale.

Income

All incoming resources are included in income when they are receivable.

Resources Expended

- i) Grants and costs in furtherance of the Charity's objects: Expenditure clearly identifiable as relating to the Charity's objects.
- ii) Management and administration: Salaries and overhead expenses are included in management and administration expenditure is shown inclusive of VAT.

2 **EMOLUMENTS**

None of the Trustees received any emoluments. The emoluments of the Clerk to the Trustees were as follows:

	<u>2023</u>	<u>2022</u>
Emoluments	<u>£2,050</u>	<u>£1,950</u>

WINWOOD ALMSHOUSES TRUST
REGISTERED CHARITY NUMBER 229682
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2023

3 EMPLOYEE INFORMATION

The average weekly number of persons (including the Clerk to the Trustees) employed during the year was:

	<u>2023</u>	<u>2022</u>
Office Staff	<u>1</u>	<u>1</u>

4 INCOME FROM CHARITABLE ACTIVITIES

	Unrestricted funds 2023 £	Total funds 2023 £
Rent from property	34,467	34,467
Contribution to property maintenance costs	23,537	23,537
Total 2023	<u>58,004</u>	<u>58,004</u>

	Unrestricted funds 2022 £	Total funds 2022 £
Rent from property	34,149	34,149
Contribution to property maintenance costs	20,385	20,385
Total 2022	<u>54,534</u>	<u>54,534</u>

5 INVESTMENT INCOME

	Unrestricted funds 2023 £	Total funds 2023 £
Bank Deposit Interest	16,872	16,872
Other Income	1,586	1,586
Total 2023	<u>18,458</u>	<u>18,458</u>

	Unrestricted funds 2022 £	Total funds 2022 £
Bank Deposit Interest	1,208	1,208
Other Income	175	175
Total 2022	<u>1,383</u>	<u>1,383</u>

WINWOOD ALMSHOUSES TRUST
REGISTERED CHARITY NUMBER 229882
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2023

6	<u>Analysis of expenditure on Charitable activities</u>	Unrestricted funds 2023 £	Total funds 2023 £
	Insurance	3,860	3,860
	Water	1,613	1,613
	Heat and light	6,317	6,317
	Telephone	1,115	1,115
	Lifeline costs	1,605	1,605
	Repairs and maintenance	22,818	22,818
	Sundry	567	567
	Total 2023	37,895	37,895
	<u>Management and Administration</u>		
	Clerk's allowance	2,050	2,050
	Stationery, post and telephone	270	270
	Accountancy expenses	1,440	1,440
	Legal & Professional	4,158	4,158
	Bad debt	1,833	1,833
	Total 2023	9,751	9,751
	Total 2023 expenditure on Charitable activities	47,646	47,646
		Unrestricted funds 2022 £	Total funds 2022 £
	Insurance	3,455	3,455
	Water	1,890	1,890
	Heat and light	11,517	11,517
	Telephone	0	0
	Lifeline costs	781	781
	Repairs and maintenance	26,205	26,205
	Sundry	1,169	1,169
	Total 2022	45,017	45,017
	<u>Management and Administration</u>		
	Clerk's allowance	1,950	1,950
	Stationery, post and telephone	55	55
	Accountancy expenses	2,760	2,760
	Legal & Professional	292	292
	Total 2022	5,057	5,057
	Total 2022 expenditure on Charitable activities	50,074	50,074

7 **TAXATION**
Winwood Almshouses Trust is a registered charity, and is therefore exempt from liability to taxation on its income and capital gains.

WINWOOD ALMSHOUSES TRUST
REGISTERED CHARITY NUMBER 229682
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2023

8 FIXED ASSETS - HOUSING PROPERTIES

	<u>2023</u> Completed Housing Properties	<u>2022</u> Completed Housing Properties
Cost		
At 1 January 2023 and 31 December 2023	£ 172,802	£ 172,802
Less: SOCIAL HOUSING GRANT		
At 1 January 2023 and 31 December 2023	£ (145,166)	£ (145,166)
NET BOOK VALUE		
At 1 January 2023 and 31 December 2023	£ 27,636	£ 27,636

The Winwood Almshouses were constructed in the Seventeenth Century. There is no record of the original cost and no value is attributed thereto. The above details relate to Improvements carried out since 1985, which were partly funded by a Housing Corporation Grant of £145,166 and a Residual Mortgage loan of £27,647. The loan was repaid in full during 1996.

Social Housing Grant

Social Housing Grant (SHG) was paid by the Housing Corporation to reduce the cost of development and is, therefore, shown as a deduction from the cost of Housing Properties on the Balance Sheet. SHG is repayable under certain circumstances, primarily following the sale of a property but will normally be restricted to net proceeds of sale.

During the year there were 8 units under management (2022:8).

9 OTHER FIXED ASSETS

	<u>2023</u> £	<u>2022</u> £
Freehold land and buildings Valuation as at 31 December 1984	161,800	211,800

10 DEBTORS

	<u>2023</u> £	<u>2022</u> £
Prepayments and Accrued Income	14,186	4,209

11 CURRENT ASSETS

	<u>2023</u> £	<u>2022</u> £
Investments		
Base cost:		
At 1 January	330,485	330,485
Additions	-	-
Disposals	-	-
At 31 December	330,485	330,485

The investments comprise the following:

	2023 Cost £	2023 Market Value £	2022 Cost £	2022 Market Value £
Charity Multi Asset Accumulation shares	42,496	205,673	42,496	193,651
Charifund Accumulation shares	257,989	776,787	257,989	749,581
COIF Accumulation shares	30,000	229,522	30,000	203,966
	330,485	1,211,982	330,485	1,147,198

WINWOOD ALMSHOUSES TRUST
REGISTERED CHARITY NUMBER 229682
NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2023

11 CURRENT ASSETS CONTINUED

M,V at 1 January 2023	1,147,198
Additions	-
Profit/(Loss) in the year	64,784
Disposals	-
M,V at 31 December 2023	<u>1,211,982</u>

12 CREDITORS - AMOUNTS FALLING DUE WITHIN ONE YEAR

	<u>2023</u>	<u>2022</u>
	£	£
Other creditors and accruals	7,874	7,767
	<u>7,874</u>	<u>7,767</u>

13 DESIGNATED RESERVES

	Balance at 1 January 2023	Transfers from unrestricted funds	Expended in year	Balance at 31 December 2023
Extraordinary repair reserve	42,826	360	-	43,186
	<u>42,826</u>	<u>360</u>	<u>-</u>	<u>43,186</u>

14 UNRESTRICTED RESERVES

	<u>2023</u>	<u>2022</u>
	£	£
Balance brought forward	1,245,623	1,259,054
Surplus in year	93,600	(13,071)
Transfers to designated funds	(360)	(360)
	<u>1,338,863</u>	<u>1,245,623</u>

Included within the unrestricted reserves is £881,497 (2022: £816,713) relating to unrealised gains on the investment assets.

The unrealised gains arise from the revaluation of current asset investments to market value and represents excess over cost.

15 CONTINGENT LIABILITIES

At 31st December 2022 and 2023 there were no known contingent liabilities.

WINWOOD ALMSHOUSES TRUST

England & Wales - Charity number 229682

Accounts

REGISTERED CHARITY NUMBER: 229682

WINWOOD ALMSHOUSES TRUST

RECEIPTS AND PAYMENTS ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2022

WINWOOD ALMSHOUSES TRUST
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

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WINWOOD ALMSHOUSES TRUST

REGISTERED CHARITY NUMBER 229682

TRUSTEES REPORT FOR THE YEAR ENDED 31ST DECEMBER 2022

STATUS AND PRINCIPAL OBJECTS

The Charity is a trust and was founded in 1687 by Richard Winwood to provide almshouses for poor widows and widowers of the parish of Quainton. He endowed the Trust with 'lands and tenements' to meet running costs.

Over the years, the buildings have been maintained, whilst being occupied by residents, and the endowments husbanded to provide security for them.

In 1982, the Charity Commissioners prepared a (revised) Scheme for the Administration of the Charity. Under that scheme, four trustees are appointed by Quainton Parish Council, two by Aylesbury Vale District Council (AVDC) and one, being ex-officio, the Vicar of Quainton, or the member of the Schorne Team having special responsibility for Quainton. After a variation to the Scheme in 2019 the Trustees are empowered to co-opt up to 3 trustees to their number. On 1 April 2020 AVDC was merged into Buckinghamshire County Council (B.C.C.) who assumed the duties under the Scheme.

MAIN ACTIVITIES

The main activities of the Charity is the provision of almshouse accommodation which is supported by the commercial let of its other properties.

TRUSTEES NAMES AND OFFICIALS

During 2022, the following Trustees have held office:

Appointees of B.C.C.:

Mr N. Buck, Sir B.D. Stanier Bt

Appointees of Q.P.C.:

Mrs A.C. Lucas, Mrs J. Saunders, Mr J. Fenemore and Mr N. Butler

Ex-officio:

Reverend S. Flashman

Co-opted:

Mr P.J.B. Croker, Mrs C.L. Serjeant

Mrs E Toth is the Clerk to the Trustees and the administration of the Trust is undertaken from her home in Westfield Barn, Klee Close, Quainton, Aylesbury, Buckinghamshire HP22 4AF, which also acts as the address for the Trust.

The Trust's bankers are Lloyds Bank of Market Square, Aylesbury.

The Accountants are Hillier Hopkins LLP, Chartered Accountants, of 249 Silbury Boulevard, Milton Keynes.

The Trust's Solicitors are Parrott and Coales, of Bourbon Street, Aylesbury.

The Land Agents are Robert Serjeant, Rural Surveyors of Denham Hill Farm, Quainton, Bucks.

ACCOUNTING METHOD

The Trustees have considered recent changes in Charity Law and the new accounting requirements within Accounting and Reporting by Charities: Statement of Recommended Practice FRS102. They have concluded that the Charity will not benefit from applying SORP FRS102 and will take advantage of the provisions available for smaller charities and report on a receipts and payments basis.

WINWOOD ALMSHOUSES TRUST

REGISTERED CHARITY NUMBER 229682

TRUSTEES REPORT FOR THE YEAR ENDED 31ST DECEMBER 2022

REVIEW OF THE YEAR

The Trustees met three times during the year for normal business.

The Trust continued to provide almshouse accommodation and support throughout the year.

On 17th July 2019 the Secretary of State for Transport took possession of Trust lands permanently required for HS2. (Title BM 309222 dated February 3rd 2020). No monies have been received yet.

During the year there was no other significant activity relating to the Trust's properties.

All expenditure was authorised by two Trustees.

The Trustees' review and approval of the Trust's risk policy was unchanged from last year.

POLICY ON RESERVES

The reserves are being held to meet future expenditure expected to be made on improvements to the almshouses and other Trust properties.

Unrestricted reserves include those designated for the specific purpose of Extraordinary Repairs. These comprise an endowment holding of 1,622 shares in M&G's Charity Multi Asset Accumulation Fund (cost £22,944) and general reserves invested in the same Fund (cost £19,552) and held in cash (£360). The Extraordinary Repairs reserves are reviewed annually and increased as required but by an amount not less than £360.

On behalf of the Trustees:

A.C. LUCAS
Trustee

A Lucas

P.J.B. Croker

P.J.B. CROKER
Trustee

Date: *26 April 2023*

WINWOOD ALMSHOUSES TRUST

REGISTERED CHARITY NUMBER 229682

INDEPENDENT EXAMINER'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2022

I report on the accounts of the charity for the year ended 31 December 2022 which are set out on pages 4 to 7.

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(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;
- follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- 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; or

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



Neal Carter ACA

Hillier Hopkins LLP Chartered Accountants
249 Silbury Boulevard
Milton Keynes
Bucks. MK9 1NA

Date: **5 September 2023**

WINWOOD ALMSHOUSES TRUST

RECEIPTS AND PAYMENTS

FOR THE YEAR ENDED 31 DECEMBER 2022

	<u>Notes</u>	<u>2022</u>	<u>2021</u>
		<u>£</u>	<u>£</u>
<u>RECEIPTS</u>			
Rent from property		38,790	30,292
Contributions to property maintenance costs		21,811	19,800
Investment and Other Income			
Bank Deposit Interest	1,208		992
Investment Income	-		-
Other Income	175		76
		<u>1,383</u>	<u>1,068</u>
		<u>61,984</u>	<u>51,160</u>
<u>PAYMENTS</u>			
Charitable expenditure:			
Costs of activities in furtherance of the charity's objects			
Insurance	3,713		3,361
Water	1,890		1,625
Heat and light	13,054		9,232
Telephone	1,170		1,306
Lifeline costs	521		1,042
Repairs and maintenance	26,205		16,558
Subscriptions	383		401
Sundry	786		358
		<u>47,722</u>	<u>33,883</u>
Governance costs			
Clerk's allowance	3	1,950	1,900
Stationery, post and telephone		55	67
Legal Fees		292	44
Accountancy fees		1,320	1,860
		<u>3,617</u>	<u>3,871</u>
		<u>51,339</u>	<u>37,754</u>
Other income and payments:			
Purchase of investments	5	-	360
		<u>-</u>	<u>360</u>
<u>TOTAL PAYMENTS</u>			
		<u>51,339</u>	<u>38,114</u>
<u>NET RECEIPTS/(PAYMENTS)</u>			
		10,645	13,046
<u>CASH FUNDS AT START OF YEAR</u>			
		107,028	93,982
<u>CASH FUNDS AT END OF YEAR</u>			
		<u>117,673</u>	<u>107,028</u>

WINWOOD ALMSHOUSES TRUST

STATEMENT OF ASSETS

AS AT 31ST DECEMBER 2022

	Notes	Unrestricted funds	Endowment fund (note 2)	TOTAL
		£	£	£
ASSETS HELD FOR CHARITY'S OWN USE				
Housing properties	4	27,636	-	27,636
Freehold land & buildings (at 31 December 1984 valuation)			211,800	211,800
		<u>27,636</u>	<u>211,800</u>	<u>239,436</u>
INVESTMENT ASSETS				
CASH FUNDS	5	1,147,198	-	1,147,198
		117,173	500	117,673
		<u>1,264,371</u>	<u>500</u>	<u>1,264,871</u>
LIABILITIES				
Deposits		(450)	-	(450)
		<u>(450)</u>	<u>-</u>	<u>(450)</u>
TOTAL NET FUNDS		<u>£ 1,291,557</u>	<u>£ 212,300</u>	<u>£ 1,503,857</u>

The accounts were approved by the Trustees on: **26 April 2023**
and signed on its behalf by

A.C. LUCAS

)
) Trustees
)



P.J.B. CROKER



WINWOOD ALMSHOUSES TRUST

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2022

1 ACCOUNTING POLICIES

Basis of Preparation

The accounts have been prepared on the receipts and payments basis.

2 ENDOWMENT FUND

The Endowment fund recognises the valuation of the properties when they were brought into the accounts in 1984.

3 EMOLUMENTS

None of the Trustees received any emoluments. The emoluments of the Clerk to the Trustees were as follows:

	<u>2022</u>	<u>2021</u>
Emoluments	<u>£1,950</u>	<u>£1,900</u>

4 FIXED ASSETS - HOUSING PROPERTIES

	<u>2022</u> <u>Completed</u> <u>Housing</u> <u>Properties</u>	<u>2021</u> <u>Completed</u> <u>Housing</u> <u>Properties</u>
<u>Cost</u> At 1st January 2022 and 31st December 2022	<u>£ 172,802</u>	<u>£ 172,802</u>
<u>Less: SOCIAL HOUSING GRANT</u> At 1st January 2022 and 31st December 2022	<u>£ (145,166)</u>	<u>£ (145,166)</u>
<u>NET BOOK VALUE</u> At 1st January 2022 and 31st December 2022	<u>£ 27,636</u>	<u>£ 27,636</u>

The Winwood Almshouses were constructed in the Seventeenth Century. There is no record of the original cost and no value is attributed thereto. The above details relate to improvements carried out since 1985, which were partly funded by a Housing Corporation Grant of £145,166.

Social Housing Grant

Social Housing Grant (SHG) was paid by the Housing Corporation to reduce the cost of development and is, therefore, shown as a deduction from the cost of Housing Properties on the Balance Sheet. SHG is repayable under certain circumstances, primarily following the sale of a property but will normally be restricted to net proceeds of sale.

WINWOOD ALMSHOUSES TRUST
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2022

5 INVESTMENTS

	<u>2022</u>	<u>2021</u>
Base Cost:		
At 1st January	330,485	330,125
Additions	-	360
Disposals	-	-
At 31st December	<u>£ 330,485</u>	<u>£ 330,485</u>

The Investments comprise the following:

	<u>2022</u>	<u>2022</u>	<u>2021</u>	<u>2021</u>
	<u>Cost</u>	<u>Market</u>	<u>Cost</u>	<u>Market</u>
		<u>Value</u>		<u>Value</u>
Charity Multi Asset Accumulation shares 1835.013 (2021 - 1835.013)	42,496	193,651	42,496	192,132
CHARIFUND Accumulation Shares 2589.57 (2021 - 2589.57)	257,989	749,581	257,989	751,094
COIF Accumulation Shares 925.49 (2021 - 925.49)	30,000	203,966	30,000	224,129
	<u>330,485</u>	<u>1,147,198</u>	<u>330,485</u>	<u>1,167,355</u>

M.V at 1 January 2022	1,167,355
Additions	-
Profit/(Loss) in the year	(20,157)
Disposals	-
M.V at 31 December 2022	<u>£ 1,147,198</u>

WINWOOD ALMSHOUSES TRUST

England & Wales - Charity number 229682

Accounts

REGISTERED CHARITY NUMBER: 229682

WINWOOD ALMSHOUSES TRUST

RECEIPTS AND PAYMENTS ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2021

WINWOOD ALMSHOUSES TRUST
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2021

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WINWOOD ALMSHOUSES TRUST

REGISTERED CHARITY NUMBER 229682

TRUSTEES REPORT FOR THE YEAR ENDED 31ST DECEMBER 2021

STATUS AND PRINCIPAL OBJECTS

The Charity is a trust and was founded in 1687 by Richard Winwood to provide almshouses for poor widows and widowers of the parish of Quainton. He endowed the Trust with 'lands and tenements' to meet running costs.

Over the years, the buildings have been maintained, whilst being occupied by residents, and the endowments husbanded to provide security for them.

In 1982, the Charity Commissioners prepared a (revised) Scheme for the Administration of the Charity. Under that scheme, four trustees are appointed by Quainton Parish Council, two by Aylesbury Vale District Council (AVDC) and one, being ex-officio, is the Vicar of Quainton, or the member of the Schorne Team having special responsibility for Quainton. After a variation to the Scheme in 2019 the Trustees are empowered to co-opt up to 3 trustees to their number. On 1 April 2020 AVDC was merged into Buckinghamshire County Council (B.C.C.) who assume the duties under the Scheme.

MAIN ACTIVITIES

The main activities of the Charity is the provision of almshouse accommodation which is supported by the commercial let of its other properties.

TRUSTEES NAMES AND OFFICIALS

During 2021, the following Trustees have held office:

Appointees of B.C.C.:

Mr N. Buck, Sir B.D. Stanier Bt (appointed 8 December 2021)

Appointees of Q.P.C.:

Mrs A.C. Lucas, Mr E.P. Serjeant (resigned 15 September 2021), Mrs J. Saunders,
Mr J. Fennimore and Mr N. Butler (appointed 8 December 2021)

Ex-officio:

Reverend S. Flashman

Co-opted:

Mr P.J.B. Croker, Mrs C.L. Serjeant (appointed 7 April 2021)

Mrs E Toth is the Clerk to the Trustees and the administration of the Trust is undertaken from her home in Cross Farm Cottage, Upper Street, Quainton, Aylesbury, Buckinghamshire HP22 4AY, which also acts as the address for the Trust.

The Trust's bankers are Lloyds Bank of Market Square, Aylesbury.

The Accountants are Hillier Hopkins LLP, Chartered Accountants, of 249 Silbury Boulevard, Milton Keynes.

The Trust's Solicitors are Parrott and Coales, of Bourbon Street, Aylesbury.

The Land Agents are Robert Serjeant, Rural Surveyors of Denham Hill Farm, Quainton, Bucks.

ACCOUNTING METHOD

The Trustees have considered recent changes in Charity Law and the new accounting requirements within Accounting and Reporting by Charities: Statement of Recommended Practice FRS102. They have concluded that the Charity will not benefit from applying SORP FRS102 and will take advantage of the provisions available for smaller charities and report on a receipts and payments basis.

WINWOOD ALMSHOUSES TRUST

REGISTERED CHARITY NUMBER 229682

TRUSTEES REPORT FOR THE YEAR ENDED 31ST DECEMBER 2021

REVIEW OF THE YEAR

The Trustees met four times during the year for normal business. Due to the covid pandemic one of these meetings was held remotely.

The Trust continued to provide almshouse accommodation and support throughout the year.

On 17th July 2019 the Secretary of State for Transport took possession of Trust lands permanently required for HS2. (Title BM 309222 dated February 3rd 2020). No monies have been received yet.

During the year there was no other significant activity relating to the Trust's properties.

All expenditure was authorised by two Trustees.

The Trustees' review and approval of the Trust's risk policy was unchanged from last year.

POLICY ON RESERVES

The reserves are being held to meet future expenditure expected to be made on improvements to the almshouses and other Trust properties.

Unrestricted reserves include those designated for the specific purpose of Extraordinary Repairs. These comprise an endowment holding of 1,622 shares in M&G's Charity Multi Asset Accumulation Fund (cost £22,944) and general reserves invested in the same Fund (cost £19,552). The Extraordinary Repairs reserves are reviewed annually and increased as required but by an amount not less than £360.

On behalf of the Trustees:


A.C. LUCAS
Trustee


P.J.B. CROKER
Trustee

Date: 16/3/2022

WINWOOD ALMSHOUSES TRUST

REGISTERED CHARITY NUMBER 229682

INDEPENDENT EXAMINER'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

I report on the accounts of the charity for the year ended 31 December 2021 which are set out on pages 4 to 7.

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(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;
- follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- 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; or

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



Neal Carter ACA

Hillier Hopkins LLP Chartered Accountants
249 Silbury Boulevard
Milton Keynes
Bucks. MK9 1NA

Date: 11 April 2022

WINWOOD ALMSHOUSES TRUST

RECEIPTS AND PAYMENTS

FOR THE YEAR ENDED 31 DECEMBER 2021

	<u>Notes</u>	<u>2021</u>	<u>2020</u>
		<u>£</u>	<u>£</u>
<u>RECEIPTS</u>			
Rent from property		30,292	34,096
Contributions to property maintenance costs		19,800	16,423
Investment and Other Income			
Bank Deposit Interest	992		1,146
Investment Income	-		3,060
Other Income	76		
		<u>1,068</u>	<u>4,206</u>
		<u>51,160</u>	<u>54,725</u>
<u>PAYMENTS</u>			
Charitable expenditure:			
Costs of activities in furtherance of the charity's objects			
Insurance	3,361		3,186
Water	1,625		3,287
Heat and light	9,232		9,126
Telephone	1,306		447
Lifeline costs	1,042		521
Repairs and maintenance	16,558		15,251
Subscriptions	401		762
Council Tax	-		233
Sundry	358		979
		<u>33,883</u>	<u>33,792</u>
Governance costs			
Clerk's allowance	3	1,900	1,800
Stationery, post and telephone		67	-
Legal Fees		44	1,848
Accountancy fees		1,860	1,800
		<u>3,871</u>	<u>5,448</u>
		<u>37,754</u>	<u>39,240</u>
Other income and payments:			
Purchase of investments	5	360	23,773
		<u>360</u>	<u>23,773</u>
<u>TOTAL PAYMENTS</u>			
		<u>38,114</u>	<u>63,013</u>
<u>NET RECEIPTS/(PAYMENTS)</u>			
		13,046	(8,288)
<u>CASH FUNDS AT START OF YEAR</u>			
		93,982	102,270
<u>CASH FUNDS AT END OF YEAR</u>			
		<u>107,028</u>	<u>93,982</u>

WINWOOD ALMSHOUSES TRUST

STATEMENT OF ASSETS

AS AT 31ST DECEMBER 2021

	Notes	Unrestricted funds	Endowment fund (note 2)	TOTAL
		£	£	£
ASSETS HELD FOR CHARITY'S OWN USE				
Housing properties	4	27,636	-	27,636
Freehold land & buildings (at 31 December 1984 valuation)			211,800	211,800
		<u>27,636</u>	<u>211,800</u>	<u>239,436</u>
INVESTMENT ASSETS				
CASH FUNDS	5	1,167,355	-	1,167,355
		<u>106,528</u>	<u>500</u>	<u>107,028</u>
		<u>1,273,883</u>	<u>500</u>	<u>1,274,383</u>
LIABILITIES				
Deposits		(450)	-	(450)
		<u>(450)</u>	<u>-</u>	<u>(450)</u>
TOTAL NET FUNDS				
		<u>£ 1,301,069</u>	<u>£ 212,300</u>	<u>£ 1,513,369</u>

The accounts were approved by the Trustees on:
and signed on its behalf by

A.C. LUCAS

A Lucas

)
) Trustees
)

P.J.B. CROKER

P Croker

WINWOOD ALMSHOUSES TRUST

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2021

1 ACCOUNTING POLICIES

Basis of Preparation

The accounts have been prepared on the receipts and payments basis.

2 ENDOWMENT FUND

The Endowment fund recognises the valuation of the properties when they were brought into the accounts in 1984.

3 EMOLUMENTS

None of the Trustees received any emoluments. The emoluments of the Clerk to the Trustees were as follows:

	<u>2021</u>	<u>2020</u>
Emoluments	<u>£1,900</u>	<u>£1,800</u>

4 FIXED ASSETS - HOUSING PROPERTIES

	<u>2021</u> <u>Completed</u> <u>Housing</u> <u>Properties</u>	<u>2020</u> <u>Completed</u> <u>Housing</u> <u>Properties</u>
<u>Cost</u> At 1st January 2021 and 31st December 2021	<u>£ 172,802</u>	<u>£ 172,802</u>
<u>Less: SOCIAL HOUSING GRANT</u> At 1st January 2021 and 31st December 2021	<u>£ (145,166)</u>	<u>£ (145,166)</u>
<u>NET BOOK VALUE</u> At 1st January 2021 and 31st December 2021	<u>£ 27,636</u>	<u>£ 27,636</u>

The Winwood Almshouses were constructed in the Seventeenth Century. There is no record of the original cost and no value is attributed thereto. The above details relate to improvements carried out since 1985, which were partly funded by a Housing Corporation Grant of £145,166.

Social Housing Grant

Social Housing Grant (SHG) was paid by the Housing Corporation to reduce the cost of development and is, therefore, shown as a deduction from the cost of Housing Properties on the Balance Sheet. SHG is repayable under certain circumstances, primarily following the sale of a property but will normally be restricted to net proceeds of sale.

WINWOOD ALMSHOUSES TRUST

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2021

5 INVESTMENTS

	<u>2021</u>	<u>2020</u>
Base Cost:		
At 1st January	330,125	284,590
Additions	360	84,942
Disposals	-	(39,407)
At 31st December	<u>£ 330,485</u>	<u>£ 330,125</u>

The Investments comprise the following:

	<u>2021</u>	<u>2021</u>	<u>2020</u>	<u>2020</u>
	<u>Cost</u>	<u>Market</u>	<u>Cost</u>	<u>Market</u>
		<u>Value</u>		<u>Value</u>
Charity Multi Asset Accumulation shares 1835.013 (2020 - 1831.477)	42,496	192,132	42,136	169,440
CHARIFUND Accumulation Shares 2589.57 (2020 - 2589.57)	257,989	751,094	257,989	630,899
COIF Accumulation Shares 925.49 (2020 - 925.49)	30,000	224,129	30,000	191,209
	<u>330,485</u>	<u>1,167,355</u>	<u>330,125</u>	<u>991,548</u>

M.V at 1 January 2021	991,548
Additions	360
Profit/(Loss) in the year	175,447
Disposals	-
M.V at 31 December 2021	<u>£ 1,167,355</u>

WINWOOD ALMSHOUSES TRUST

England & Wales - Charity number 229682

Accounts

REGISTERED CHARITY NUMBER: 229682

WINWOOD ALMSHOUSES TRUST

RECEIPTS AND PAYMENTS ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2020

WINWOOD ALMSHOUSES TRUST
FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

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WINWOOD ALMSHOUSES TRUST

REGISTERED CHARITY NUMBER 229682

TRUSTEES REPORT FOR THE YEAR ENDED 31ST DECEMBER 2020

STATUS AND PRINCIPAL OBJECTS

The Charity is a trust and was founded in 1687 by Richard Winwood to provide almshouses for poor widows and widowers of the parish of Quainton. He endowed the Trust with 'lands and tenements' to meet running costs.

Over the years, the buildings have been maintained, whilst being occupied by residents, and the endowments husbanded to provide security for them.

In 1982, the Charity Commissioners prepared a (revised) Scheme for the Administration of the Charity. Under that scheme, four trustees are appointed by Quainton Parish Council, two by Aylesbury Vale District Council (AVDC) and one, being ex-officio, is the Vicar of Quainton, or the member of the Schorne Team having special responsibility for Quainton. After a variation to the Scheme in 2019 the Trustees are empowered to co-opt up to 3 trustees to their number. On 1 April 2020 AVDC was merged into Buckinghamshire County Council who assume the duties under the Scheme.

MAIN ACTIVITIES

The main activities of the Charity is the provision of almshouse accommodation which is supported by the commercial let of its other properties.

TRUSTEES NAMES AND OFFICIALS

During 2020, the following Trustees have held office:

Appointees of A.V.D.C.:

Mr N Buck

Appointees of Q.P.C.:

Mrs A.C. Lucas, Mr E.P. Serjeant, Mrs J. Saunders and Mr J. Fennimore

Ex-officio:

Reverend S. Flashman

Co-opted:

Mr P.J.B. Croker

Mrs E Toth is the Clerk to the Trustees and the administration of the Trust is undertaken from her home in Cross Farm Cottage, Upper Street, Quainton, Aylesbury, Buckinghamshire HP22 4AY, which also acts as the address for the Trust.

The Trust's bankers are Lloyds Bank of Market Square, Aylesbury.

The Accountants are Hillier Hopkins LLP, Chartered Accountants, of 249 Silbury Boulevard, Milton Keynes.

The Trust's Solicitors are Parrott and Coales, of Bourbon Street, Aylesbury.

The Land Agents are Robert Serjeant, Rural Surveyors of Denham Hill Farm, Quainton, Bucks.

ACCOUNTING METHOD

The Trustees have considered recent changes in Charity Law and the new accounting requirements within Accounting and Reporting by Charities: Statement of Recommended Practice FRS102. They have concluded that the Charity will not benefit from applying SORP FRS102 and will take advantage of the provisions available for smaller charities and report on a receipts and payments basis.

WINWOOD ALMSHOUSES TRUST

REGISTERED CHARITY NUMBER 229682

TRUSTEES REPORT FOR THE YEAR ENDED 31ST DECEMBER 2020

REVIEW OF THE YEAR

The Trustees met as usual three times during the year for normal business. Due to the covid pandemic these meetings have been held remotely. An extraordinary meeting was held during the year to appoint a resident to a vacant almshouse.

The Trust continued to provide almshouse accommodation and support throughout the year.

On 17th July 2019 the Secretary of State for Transport took possession of Trust lands permanently required for HS2. (Title BM 309222 dated February 3rd 2020). No monies have been received yet.

During the year there was no other significant activity relating to the Trust's properties.

All expenditure was authorised by two Trustees.

The Trustees' review and approval of the Trust's risk policy was unchanged from last year.

POLICY ON RESERVES

The reserves are being held to meet future expenditure expected to be made on improvements to the almshouses and other trust properties.

Unrestricted reserves include those designated for the specific purpose of Extraordinary Repairs. These comprise an endowment holding of 1,622 shares in M&G's Charity Multi Asset Accumulation Fund (cost £22,944) and general reserves invested in the same Fund (cost £19,192). The Extraordinary Repairs reserves are reviewed annually and increased as required but by an amount not less than £360.

On behalf of the Trustees:



E.P. SERJEANT
Trustee



P.J.B. CROKER
Trustee

Date: 10/4/21

WINWOOD ALMSHOUSES TRUST

REGISTERED CHARITY NUMBER 229682

INDEPENDENT EXAMINER'S REPORT FOR THE YEAR ENDED 31 DECEMBER 2020

I report on the accounts of the charity for the year ended 31 December 2020 which are set out on pages 4 to 7.

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(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;
- follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act; and
- 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; or

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



Neal Carter ACA

Hillier Hopkins LLP Chartered Accountants
249 Silbury Boulevard
Milton Keynes
Bucks. MK9 1NA

Date: 13 May 2021

WINWOOD ALMSHOUSES TRUST

RECEIPTS AND PAYMENTS

FOR THE YEAR ENDED 31 DECEMBER 2020

	<u>Notes</u>	<u>2020</u>	<u>2019</u>
		<u>£</u>	<u>£</u>
<u>RECEIPTS</u>			
Rent from property		34,096	33,170
Contributions to property maintenance costs		16,423	15,898
Investment and Other Income			
Bank Deposit Interest	1,146		220
Investment Income	3,060		3,754
Other Income			6,515
		<u>4,206</u>	<u>10,489</u>
		<u>54,725</u>	<u>59,557</u>
<u>PAYMENTS</u>			
Charitable expenditure:			
Costs of activities in furtherance of the charity's objects			
Insurance	3,186		3,302
Water	3,287		1,681
Heat and light	9,126		11,837
Telephone	447		1,464
Lifeline costs	521		1,145
Repairs and maintenance	15,251		7,628
Subscriptions	762		404
Council Tax	233		-
Sundry	979		159
		<u>33,792</u>	<u>27,620</u>
Governance costs			
Clerk's allowance	3	1,800	1,983
Stationery, post and telephone		-	175
Legal Fees		1,848	360
Accountancy fees		1,800	1,740
		<u>5,448</u>	<u>4,258</u>
		<u>39,240</u>	<u>31,878</u>
Other income and payments:			
Purchase of investments	5	23,773	-
		<u>23,773</u>	<u>-</u>
<u>TOTAL PAYMENTS</u>			
		<u>63,013</u>	<u>31,878</u>
<u>NET RECEIPTS/(PAYMENTS)</u>			
		(8,288)	27,679
<u>CASH FUNDS AT START OF YEAR</u>			
		102,270	74,591
<u>CASH FUNDS AT END OF YEAR</u>			
		<u>93,982</u>	<u>102,270</u>

WINWOOD ALMSHOUSES TRUST

STATEMENT OF ASSETS

AS AT 31ST DECEMBER 2020

	Notes	Unrestricted funds	Endowment fund (note 2)	TOTAL
		£	£	£
ASSETS HELD FOR CHARITY'S OWN USE				
Housing properties	4	27,636	-	27,636
Freehold land & buildings (at 31 December 1984 valuation)			211,800	211,800
		<u>27,636</u>	<u>211,800</u>	<u>239,436</u>
INVESTMENT ASSETS				
CASH FUNDS	5	991,548	-	991,548
		93,482	500	93,982
		<u>1,085,030</u>	<u>500</u>	<u>1,085,530</u>
LIABILITIES				
Deposits		(450)	-	(450)
		<u>(450)</u>	<u>-</u>	<u>(450)</u>
TOTAL NET FUNDS				
		<u>£ 1,112,216</u>	<u>£ 212,300</u>	<u>£ 1,324,516</u>

The accounts were approved by the Trustees on: 10/4/21
and signed on its behalf by



E.P. SERJEANT



P.J.B. CROKER

)
) Trustees
)

WINWOOD ALMSHOUSES TRUST

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2020

1 ACCOUNTING POLICIES

Basis of Preparation

The accounts have been prepared on the receipts and payments basis.

2 ENDOWMENT FUND

The Endowment fund recognises the valuation of the properties when they were brought into the accounts in 1984.

3 EMOLUMENTS

None of the Trustees received any emoluments. The emoluments of the Clerk to the Trustees were as follows:

	<u>2020</u>	<u>2019</u>
Emoluments	<u>£1,800</u>	<u>£1,983</u>

4 FIXED ASSETS - HOUSING PROPERTIES

	<u>2020</u> <u>Completed</u> <u>Housing</u> <u>Properties</u>	<u>2019</u> <u>Completed</u> <u>Housing</u> <u>Properties</u>
<u>Cost</u>		
At 1st January 2020 and 31st December 2020	<u>£ 172,802</u>	<u>£ 172,802</u>
<u>Less: SOCIAL HOUSING GRANT</u>		
At 1st January 2020 and 31st December 2020	<u>£ (145,166)</u>	<u>£ (145,166)</u>
<u>NET BOOK VALUE</u>		
At 1st January 2020 and 31st December 2020	<u>£ 27,636</u>	<u>£ 27,636</u>

The Winwood Almshouses were constructed in the Seventeenth Century. There is no record of the original cost and no value is attributed thereto. The above details relate to improvements carried out since 1985, which were partly funded by a Housing Corporation Grant of £145,166.

Social Housing Grant

Social Housing Grant (SHG) was paid by the Housing Corporation to reduce the cost of development and is, therefore, shown as a deduction from the cost of Housing Properties on the Balance Sheet. SHG is repayable under certain circumstances, primarily following the sale of a property but will normally be restricted to net proceeds of sale.

WINWOOD ALMSHOUSES TRUST
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2020

5 INVESTMENTS

	<u>2020</u>	<u>2019</u>
Base Cost:		
At 1st January	284,590	284,590
Additions	84,942	
Disposals	(39,407)	
At 31st December	<u>£ 330,125</u>	<u>£ 284,590</u>

The Investments comprise the following:

	<u>2020</u>	<u>2020</u>	<u>2019</u>	<u>2019</u>
	<u>Cost</u>	<u>Market Value</u>	<u>Cost</u>	<u>Market Value</u>
Charity Multi Asset Accumulation shares 1831.477 (2019 - 1532.144)	42,136	169,440	15,047	146,406
Charity Multi Asset Income shares Nil (2019 - 4365)	-	-	1,412	3,945
CHARIFUND Accumulation Shares 2589.57 (2019 - 2345.150)	257,989	630,899	200,136	655,929
CHARIFUND Income Shares Nil (2019 - 4338.398)	-	-	37,995	72,047
COIF Accumulation Shares 925.49 (2019 - 925.49)	30,000	191,209	30,000	174,164
	<u>330,125</u>	<u>991,548</u>	<u>284,590</u>	<u>1,052,491</u>

M.V at 1 January 2020	1,052,491
Additions	84,942
Profit/(Loss) in the year	(69,893)
Disposals	(75,992)
M.V at 31 December 2020	<u>£ 991,548</u>

The Trust previously held accumulation and income units in the National Almshouses Association Common Investment Fund. This fund was closed on 15 November 2019 and the units converted, pari passu, to units in a newly launched fund, the M&G Charity Multi Asset Authorised Investment Fund.