

**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**

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##### **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**

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**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.

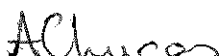
**POLICY ON RESERVES**

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



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**

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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>
<b><u>RECEIPTS</u></b>			
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
		1,383	1,068
		<u>61,984</u>	<u>51,160</u>
<b><u>PAYMENTS</u></b>			
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>
<b><u>TOTAL PAYMENTS</u></b>		<u>51,339</u>	<u>38,114</u>
<b><u>NET RECEIPTS/(PAYMENTS)</u></b>			
		10,645	13,046
<b><u>CASH FUNDS AT START OF YEAR</u></b>		<u>107,028</u>	<u>93,982</u>
<b><u>CASH FUNDS AT END OF YEAR</u></b>		<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
		£	£	£
<b>ASSETS HELD FOR CHARITY'S OWN USE</b>				
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>
<b>INVESTMENT ASSETS</b>				
<b>CASH FUNDS</b>	5	1,147,198	-	1,147,198
		<u>117,173</u>	<u>500</u>	<u>117,673</u>
		<u>1,264,371</u>	<u>500</u>	<u>1,264,871</u>
<b>LIABILITIES</b>				
Deposits		(450)	-	(450)
		<u>(450)</u>	<u>-</u>	<u>(450)</u>
<b>TOTAL NET FUNDS</b>		<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  
)

*A Lucas*

*P J B Croker*

P.J.B. CROKER

**WINWOOD ALMSHOUSES TRUST**

**NOTES TO THE ACCOUNTS**

**FOR THE YEAR ENDED 31 DECEMBER 2022**

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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**

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5 INVESTMENTS

	<b><u>2022</u></b>	<b><u>2021</u></b>
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:

	<b><u>2022</u></b>	<b><u>2022</u></b>	<b><u>2021</u></b>	<b><u>2021</u></b>
	<b><u>Cost</u></b>	<b><u>Market</u></b>	<b><u>Cost</u></b>	<b><u>Market</u></b>
		<b><u>Value</u></b>		<b><u>Value</u></b>
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>