

THE VICTORIA JUBILEE LANGFORD HOMES

England & Wales · Charity number 230158

Details

Other names	THE VICTORIAL JUBILEE LANGFORD HOMES
Status	Registered
Legal form	Other
Registered	1963-11-17
Register	View on the Charity Commission register

Contact

Address	The Boardroom Sidney Hill Cottage Homes Front Street Churchill BS25 5NE
Phone	07934415809
Email	Clerkillarmshouses@gmx.co.uk

Activities

Objects: A) THE RELIEF OF POVERTY BY THE PROVISION OF HOUSING ACCOMMODATION FOR BENEFICIARIES; AND B) SUCH CHARITABLE PURPOSES FOR THE BENEFIT OF THE RESIDENTS AS THE TRUSTEES DECIDE

Activities: Provision of housing for people aged 50 or over in housing need. This is provided in 7 almshouse properties at Langford, North Somerset. Preference is given to people in financial need from, or with, connections to this area.

Classification

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

Geography

- **Area of benefit:** LANGFORD
- Bath And North East Somerset
- Bristol City
- North Somerset
- Somerset
- South Gloucestershire

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£57,124	£48,253	-	-
2023-12-31	£56,699	£39,706	-	-
2022-12-31	£69,454	£85,581	-	-
2021-12-31	£39,892	£46,106	-	-
2020-12-31	£39,088	£24,031	-	-

Trustees

Name	Role	Appointed
Helen Janet Brown		2021-04-24
Michael Philip Parsons		2025-07-08
RUTH THOMAS		2021-04-23
Rev Andrew James Bell		2025-07-08
Roger Humm		2023-11-20
Sally Lewis		2026-05-19
Stuart Martin Seel		2023-04-14

THE VICTORIA JUBILEE LANGFORD HOMES

England & Wales - Charity number 230158

Accounts

**VICTORIA JUBILEE LANGFORD HOMES
LANGFORD ROAD, LANGFORD,
NORTH SOMERSET**

**ANNUAL REPORT AND STATEMENT OF
ACCOUNTS FOR THE YEAR ENDED
31 DECEMBER 2024**

**FOUR FIFTY PARTNERSHIP
CHARTERED ACCOUNTANTS
WESTON-SUPER-MARE**

VICTORIA JUBILEE LANGFORD HOMES

ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2024

The Victoria Jubilee Langford Homes, Langford Road, Langford, North Somerset, is registered with the Charity Commission, Number 230158.

The Charity is regulated under a scheme set up by the Charity Commission in 2010 which superseded the scheme set up in 1980 and the Deed of Gift of the founder dated 1891. It is administered and managed by the following trustees:

Mrs R Thomas (Chairperson)
Mrs J Brown
Mr B Price
Mrs A Pursey
Mr S Seel
Mr R Humm
Mr C Williamson

Trustees are elected for periods of four years: elections take place at the quarterly meetings of the Board.

The objects of the Charity are set out in its Governing Scheme and are the provision of affordable accommodation for people over 50 years of age in a block of seven almshouses (five houses and two flats) situated at Langford Road, Langford, Bristol BS40 5HU. In addition to the upkeep of the buildings, the Trust maintains the communal garden to the side and at the street frontage of the properties.

The Trustees also act as Trustees to Charles Graham Stone's Relief in Need Charity, although there is no direct connection between the two. Other than this, the Trust does not control or have any substantial interest in any other organisation.

The total of receipts in 2024 was £57,124 (2023: £56,699) (excluding COIF Deposit Account income), mainly derived from Weekly Maintenance Contributions paid by all the residents. Outgoings totalled £48,253 (2023: £39,706), of which £23,639 was spent on boiler replacements and bathroom refurbishment work. £6,549 was spent on heating oil and administration costs during the year were £3,510. There is a net profit for the year of £8,871 (2023: £16,933), which reduced largely due to the increase in major repairs.

The Trust's policy on reserves is to maintain and build up an Extraordinary Maintenance Fund for unforeseeable maintenance expenditure and a Cyclical Maintenance Fund for regular foreseeable maintenance expenditure.

The Trustees have had regard to Charity Commission guidance on public benefit as set out in section 17(5) of the 2011 Charities Act.

This report, and the attached Accounts, have been approved by the Board of Trustees.



Mrs R Thomas: Chairperson
For and on behalf of the Trustees

Date: 13/5/25

Independent examiner's report to the trustees on the accounts of

Victoria Jubilee Langford Homes

On accounts for the year ended Charity no

Set out on pages

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 December 2023.

Responsibilities and basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect;

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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.

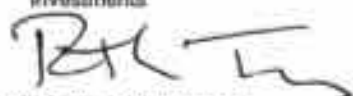
Signed:

Date:

Name: Joy Boswell, FCA, FCCA
Four Fifty Partnership
34 Boulevard
Weston-super-Mare
BS23 1NF

VICTORIA JUBILEE LANGFORD HOMES
STATEMENT OF ASSETS AND LIABILITIES
AS AT 31 DECEMBER 2024

	2024		2023	
	£	£	£	£
ASSETS AND LIABILITIES				
1	Freehold Land and Buildings	1,645,000		1,645,000
<u>Investments</u>				
2	Endowment- 18,708 M&G Charity Multi Asset Fund Income Units at cost. Market Value at 31/12/24 £17,367	5,862		5,892
	AOI- 1,392 M&G Charity Multi Asset Fund Income Units at cost. Market value at 31/12/24 £1,292	436		436
	<u>Extraordinary Repair Fund</u> 257,444 M&G Charity Multi Asset Fund Income Units at cost. Market value at 31/12/24 £31,169	4,928		4,928
<u>Cyclical Maintenance Fund</u>				
3	861.40 COIF Investment Income Shares at cost Market value at 31/12/24 £17,481	10,627	10,627	
	COIF Deposit Account	8,055	7,201	
		18,682	17,828	
	<u>NatWest Bank</u>			
	Current Accounts	9,222	954	
	Business Reserve Accounts	35,739	35,986	
4	Trade creditors	0		(153)
	Residents' ledger debit (credit) balance	618		(77)
		1,720,487	1,710,763	
 REPRESENTED BY				
<u>General Fund</u>				
	Balance as at 1 January 2024	36,715	19,722	
	Less: Net Receipts/ (Payments) for the year	8,871	16,993	
		45,586	36,715	
	Less: Net transfer to Cyclical Maintenance Fund	0	0	
	Add: Transfer from Extraordinary Repair Fund	0	0	
		45,586	36,715	
<u>Extraordinary Repair Fund</u>				
	Balance as at 1 January 2024	4,928	4,928	
	Add: Transfer from General Fund	0	0	
	Less: Transfer to General Fund	0	0	
		4,928	4,928	
<u>Cyclical Maintenance Fund</u>				
	Balance as at 1 January 2024	17,821	17,061	
	Add: COIF Deposit Account Dividends	476	469	
	Add: COIF Deposit Account Interest	376	291	
	Add: Net transfer from General Fund	0	0	
		18,675	17,821	
<u>Endowment</u>				
	Land and Buildings	660,000	660,000	
	Revaluation reserve	985,000	985,000	
	Investments	6,298	6,298	
		1,651,298	1,651,298	
		1,720,487	1,710,763	



Mrs R Thomas: Chairperson
For and on behalf of the Trustees

VICTORIA JUBILEE LANGFORD HOMES
RECEIPTS AND PAYMENTS ACCOUNT
FOR YEAR ENDING 31 DECEMBER 2024

	2024		2023	
	£	£	£	£
Receipts to Bank Account				
Weekly Maintenance Contributions	47,835		47,270	
Weekly Heating/Hot Water	5,528		5,284	
Weekly Water and Sewerage Rate	2,652		2,420	
TV Licence Contributions	8		8	
NAACIF Dividends	814		764	
Bank Interest	287		413	
Total Receipts to Bank Account		57,124		56,699
Payments				
Oil Payments	6,155		6,549	
Boiler Maintenance	1,546		1,711	
Major Repairs & Maintenance	23,639		19,476	
Insurance	2,135		2,435	
Water and Sewerage	2,844		2,529	
Repairs & Maintenance day to day	4,571		1,335	
Garden Maintenance	2,743		1,377	
Clerks Salary	3,033		2,675	
Clerks Expenses	477		469	
Professional Fees & Subscriptions	1,102		1,053	
Sundry Expenses	8		97	
Total Expenditure from Bank account		48,253		39,706
Net Receipts for the Year		8,871		16,993
Receipts to COIF Deposit Account				
COIF Deposit Account Dividends	476		469	
COIF Deposit Account Interest	378		291	
Total Receipts to COIF Deposit Account		854		760
		9,725		17,753
Current Funds at 31 December 2023		65,762		48,009
Current Funds at 31 December 2024		75,487		65,762

VICTORIA JUBILEE LANGFORD HOMES

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2024

1. These financial statements have been prepared on the Receipts and Payments basis with the Trustees report has been prepared in accordance with the Charities SORP (FRS 102).
2. The Victoria Jubilee Langford Homes have an Extraordinary Repair Fund represented (£31,169 at 31 December 2024) by a holding of 257.444 M & G Charity Multi Asset Fund Income Units.
3. The Victoria Jubilee Langford Homes also have a Cyclical Maintenance Fund, £25,536 at 31 December 2024 represented by a holding of 861.40 COIF investment Income shares (£17,481) with a further holding of £8,055 held in a COIF Deposit Account.

THE VICTORIA JUBILEE LANGFORD HOMES

England & Wales - Charity number 230158

Accounts

**VICTORIA JUBILEE LANGFORD HOMES
LANGFORD ROAD,
LANGFORD NORTH SOMERSET**

**ANNUAL REPORT AND STATEMENT
OF ACCOUNTS FOR THE YEAR
ENDED
31 DECEMBER 2023**

**FOUR FIFTY PARTNERSHIP
CHARTERED ACCOUNTANTS
WESTON-SUPER-MARE**

VICTORIA JUBILEE LANGFORD HOMES

ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2023

The Victoria Jubilee Langford Homes, Langford Road, Langford, North Somerset, is registered with the Charity Commission, Number 230158.

The Charity is regulated under a scheme set up by the Charity Commission in 2010 which superseded the scheme set up in 1980 and the Deed of Gift of the founder dated 1891. It is administered and managed by the following trustees:

Mrs R Thomas (Chairperson)
Mrs J Brown
Mr B Price (appointed 14/4/23)
Mrs A Pursey
Mr S Seel (appointed 14/4/23)
Mr R Humm (appointed 20/11/23)
Mr C Williamson (appointed 20/2/24)

Trustees are elected for periods of four years; any new Trustees are elected at a Special Meeting of the Board.

The objects of the Charity are set out in its Governing Scheme and are the provision of affordable accommodation for people over 50 years of age in a block of seven almshouses (five houses and two flats) situated at Langford Road, Langford, Bristol BS40 5HU. In addition to the upkeep of the buildings, the Trust maintains the communal garden to the side and at the street frontage of the properties.

The Trustees also act as Trustees to Charles Graham Stone's Relief in Need Charity, although there is no direct connection between the two. Other than this, the Trust does not control or have any substantial interest in any other organisation.

The total of receipts in 2023 was £56,699 (2022: £69,454), excluding COIF Deposit Account income, mainly derived from Weekly Maintenance Contributions paid by all the residents. Outgoings totalled £39,706 (2022: £85,581), of which £11,248 was spent on health and safety works to resite the oil tank at ground level. This work was required to ensure ongoing deliveries of heating oil. £6,549 was spent on heating oil and administration costs during the year were £3,144. There is a net profit for the year of £16,993 (2022: net loss of £16,127), largely due to the decrease in major repairs.

The Trust's policy on reserves is to maintain and build up an Extraordinary Maintenance Fund for unforeseeable maintenance expenditure and a Cyclical Maintenance Fund for regular foreseeable maintenance expenditure.

The Trustees have had regard to Charity Commission guidance on public benefit as set out in section 17(5) of the 2011 Charities Act.

This report, and the attached Accounts, have been approved by the Board of Trustees.

Mrs R Thomas: Chairperson
For and on behalf of the Trustees

Date: 9/10/24



Independent examiner's report to the trustees on the accounts of Victoria Jubilee Langford Homes

On accounts for the year ended Charity no

Set out on pages

I report to the trustees on my examination of the accounts of the above charity ("the trust") for the year ended 31 December 2023.

Responsibilities and Basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act")

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiners statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act, or
- the accounts did not accord with the accounting records, or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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.

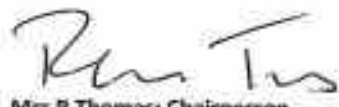
Signed:

Date:

Name: Joy Boswell, FCA, FCCA
Four Fifty Partnership
34 Boulevard
Weston super Mare
BS23 1NF

**VICTORIA JUBILEE LANGFORD HOMES
STATEMENT OF ASSETS AND LIABILITIES
AS AT 31 DECEMBER 2023**

		2023		2022	
		£	£	£	£
ASSETS AND LIABILITIES					
1	Freehold Land and Buildings New valuation 07/06/23		1,645,000		1,530,000
<u>Investments</u>					
2	Endowment- 18,708 M&G Charity Multi Asset Fund Income Units at cost. Market Value at 31/12/23 £18,804		5,862		5,862
	AOI- 1,392 M&G Charity Multi Asset Fund Income Units at cost. Market value at 31/12/23 £1,250		436		436
	257,444 M&G Charity Multi Asset Fund Income Units at cost. Market value at 31/12/23 £28,655		4,928		4,928
<u>Cyclical Maintenance Fund</u>					
3	861.40 COIF Investment Income Shares at cost Market value at 31/12/23 £17,094	10,627		10,627	
	COIF Deposit Account	7,201		6,441	
			17,828		17,068
<u>NatWest Bank</u>					
	Current Account		954		(9,511)
	Business Reserve Account		35,985		30,691
4	Trade Creditors		(153)		2,670
	Charles Graham Stone's Relief in Need Charity		0		(2,000)
	Residents ledger debit (credit) balance		(77)		(251)
	Sidney Hill Churchill Wesleyan Cottage Homes		0		(2,884)
			1,710,763		1,578,009
 REPRESENTED BY					
<u>General Fund</u>					
	Balance as at 1 January 2023	19,722		35,849	
	Less: Net Receipts/ (Payments) for the year	16,993		(16,167)	
		36,715		19,722	
	Less: Net transfer to Cyclical Maintenance Fund	0		0	
	Add: Transfer from Extraordinary Repair Fund	0		0	
			36,715		19,722
 <u>Extraordinary Repair Fund</u>					
	Balance as at 1 January 2023	4,928		4,928	
	Add: Transfer from General Fund	0		0	
	Less: Transfer to General Fund	0		0	
			4,928		4,928
 <u>Cyclical Maintenance Fund</u>					
	Balance as at 1 January 2023	17,061		16,534	
	Add: COIF Deposit Account Dividends	459		467	
	Add: COIF Deposit Account Interest	291		60	
	Add: Net transfer from General Fund	0		0	
			17,821		17,061
 <u>Endowment</u>					
	Land and Buildings	660,000		660,000	
	Revaluation reserve	985,000		870,000	
	Investments	6,298		6,298	
			1,651,298		1,536,298
			1,710,763		1,578,009


Mrs R Thomas: Chairperson
For and on behalf of the Trustees

**VICTORIA JUBILEE LANGFORD HOMES
RECEIPTS AND PAYMENTS ACCOUNT
FOR YEAR ENDING 31 DECEMBER 2023**

	2023		2022	
	£	£	£	£
Receipts to Bank Account				
Weekly Maintenance Contributions	47,270		35,790	
Weekly Heating/Hot Water	5,824		5,284	
Weekly Water and Sewerage Rate	2,420		2,577	
TV Licence Contributions	8		7	
NAACIF Dividends	764		704	
Bank Interest	413		84	
Donation / Other Income	0		25,008	
Total Receipts to Bank Account		56,699		69,454
Payments				
Oil Payments	6,549		7,499	
Boiler Maintenance	1,711		3,273	
Insurance	2,435		2,482	
Major Repairs & Maintenance	19,476		54,854	
Water and Sewerage	2,529		2,282	
General Maintenance	1,335		4,613	
Garden Maintenance	1,377		2,500	
Clerks Salary	2,675		2,469	
Clerks Expenses	469		415	
Professional Fees & Subscriptions	1,053		5,186	
Sundry Expenses	97		8	
Total Expenditure from Bank account		39,706		85,581
Net Profit for the Year		16,993		(16,067)
Receipts to COIF Deposit Account				
COIF Deposit Account Dividends	469		467	
COIF Deposit Account Interest	291		60	
Total Receipts to COIF Deposit Account		760		527
		17,753		(15,600)
Current Funds at 31 December 2022		48,009		63,609
Current Funds at 31 December 2023		65,762		48,009

VICTORIA JUBILEE LANGFORD HOMES

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2023

1. These financial statements have been prepared on the Receipts and Payments basis with the Trustees report has been prepared in accordance with the Charities SORP (FRS 102).
2. The Dwellings and Land are shown at the valuation dated 7 June 2023.
3. The Victoria Jubilee Langford Homes have an Extraordinary Repair Fund, £28,855 at 31 December 2023, represented by a holding of 257.444 M & G Charity Multi Asst Fund income units.
4. The Victoria Jubilee Langford Homes also have a Cyclical Maintenance Fund represented (£17,094 at 31 December 2023) by a holding of 861.40 COIF investment Income shares with a further holding of £7,201 in a COIF Deposit Account.
5. A final payment of £2,000 to The Charles Graham Stone's Relief in Need Charity has cleared the interest free loan of £10,000 which was originally taken out in 2010.

THE VICTORIA JUBILEE LANGFORD HOMES

England & Wales - Charity number 230158

Accounts

**VICTORIA JUBILEE LANGFORD HOMES
LANGFORD ROAD,
LANGFORD NORTH SOMERSET**

**ANNUAL REPORT AND STATEMENT
OF ACCOUNTS FOR THE YEAR
ENDED
31 DECEMBER 2022**

**FOUR FIFTY PARTNERSHIP
CHARTERED ACCOUNTANTS
WESTON-SUPER-MARE**

VICTORIA JUBILEE LANGFORD HOMES

ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2022

The Victoria Jubilee Langford Homes, Langford Road, Langford, North Somerset, is registered with the Charity Commission, Number 230158.

The Charity is regulated under a scheme set up by the Charity Commission in 2010 which superseded the scheme set up in 1980 and the Deed of Gift of the founder dated 1891. It is administered and managed by the following trustees:

Mrs R Thomas (Chairperson)
Mr G Fortune (resigned 26 May 2023)
Mrs J Brown
Mr D Hurst
Mr B Price (appointed 14 April 2023)
Mrs A Pursey
Mr S Seel (appointed 14 April 2023)

Trustees are elected for periods of four years, any new Trustees are elected at a Special Meeting of the Board.

The objects of the Charity are set out in its Governing Scheme and are the provision of affordable accommodation for people over 50 years of age in a block of seven almshouses (five houses and two flats) situated at Langford Road, Langford, Bristol BS40 5HU. In addition to the upkeep of the buildings, the Trust maintains the communal garden to the side and at the street frontage of the properties.

The Trustees also act as Trustees to Charles Graham Stone's Relief in Need Charity, although there is no direct connection between the two. Other than this, the Trust does not control or have any substantial interest in any other organisation.

The total of receipts in 2022 was £69,454 (excluding COIF Deposit Account income), mainly derived from Weekly Maintenance Contributions paid by all the residents. We also received a large donation of £25,000 from individuals who prefer to remain anonymous. Outgoings totalled £85,581, of which £54,854 was spent on major external redecoration and the replacement of two boilers. £7,499 was spent on heating oil and £7,886 was spent on general maintenance. Administration costs during the year were £2,884.

The Trust's policy on reserves is to maintain and build up an Extraordinary Maintenance Fund for unforeseeable maintenance expenditure and a Cyclical Maintenance Fund for regular foreseeable maintenance expenditure.

The Trustees have had regard to Charity Commission guidance on public benefit as set out in section 17(5) of the 2011 Charities Act.

This report, and the attached Accounts, have been approved by the Board of Trustees.

Mrs R Thomas: Chairperson
For and on behalf of the Trustees

Date: 17/10/23



Independent examiner's report to the trustees on the accounts of Victoria Jubilee Langford Homes

On accounts for the year ended

31 December 2022

Charity no

230158

Set out on pages

4, 5 and 6

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 December 2022.

Responsibilities and basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

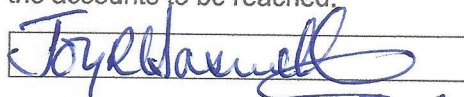
Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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.

Signed:



Date:

19/10/23

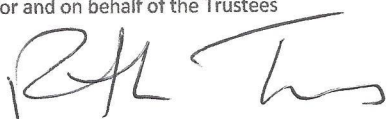
Name: Joy Boswell, FCA, FCCA

Four Fifty Partnership
34 Boulevard
Weston-super-Mare
BS23 1NF

**VICTORIA JUBILEE LANGFORD HOMES
STATEMENT OF ASSETS AND LIABILITIES
AS AT 31 DECEMBER 2022**

	2022		2021	
	£	£	£	£
ASSETS AND LIABILITIES				
1	Freehold Land and Buildings At Valuation	1,530,000		1,530,000
<u>Investments</u>				
2	Endowment- 18,708 M&G Charity Multi Asset Fund Income Units at cost. Market Value at 31/12/22 £16,521	5,862		5,862
	AOI- 1,392 M&G Charity Multi Asset Fund Income Units at cost. Market value at 31/12/22 £1,229	436		436
	<u>Extraordinary Repair Fund</u> 257,444 M&G Charity Multi Asset Fund Income Units at cost. Market value at 31/12/22 £27,168	4,928		4,928
<u>Cyclical Maintenance Fund</u>				
3	861.40 COIF Investment Income Shares at cost Market value at 31/12/22 £15,656	10,627		10,627
	COIF Deposit Account	6,441		5,913
		17,068		16,540
	<u>NatWest Bank</u> Current Account	(8,511)		345
	Business Reserve Account	30,691		40,468
	Other debtors	2,670		0
4	Trade Creditors	0		(118)
	Charles Graham Stone's Relief in Need Charity	(2,000)		(2,000)
	Residents ledger debit (credit) balance	(251)		(203)
	Sidney Hill Churchill Wesleyan Cottage Homes	(2,884)		(2,649)
		1,578,009		1,593,609
 REPRESENTED BY				
<u>General Fund</u>				
	Balance as at 1 January 2022	35,849		42,063
	Less: Net Receipts/ (Payments) for the year	(16,127)		(6,214)
		19,722		35,849
	Less: Net transfer to Cyclical Maintenance Fund	0		0
	Add: Transfer from Extraordinary Repair Fund	0		0
		19,722		35,849
<u>Extraordinary Repair Fund</u>				
	Balance as at 1 January 2022	4,928		4,928
	Add: Transfer from General Fund	0		0
	Less: Transfer to General Fund	0		0
		4,928		4,928
<u>Cyclical Maintenance Fund</u>				
	Balance as at 1 January 2022	16,534		16,078
	Add: COIF Deposit Account Dividends	467		456
	Add: COIF Deposit Account Interest	60		0
	Add: Net transfer from General Fund	0		0
		17,061		16,534
<u>Endowment</u>				
	Land and Buildings	660,000		660,000
	Revaluation reserve	870,000		870,000
	Investments	6,298		6,298
		1,536,298		1,536,298
		1,578,009		1,593,609

Mrs R Thomas: Chairperson
For and on behalf of the Trustees



**VICTORIA JUBILEE LANGFORD HOMES
RECEIPTS AND PAYMENTS ACCOUNT
FOR YEAR ENDING 31 DECEMBER 2022**

	2022		2021	
	£	£	£	£
Receipts to Bank Account				
Weekly Maintenance Contributions	35,790		32,803	
Weekly Heating/Hot Water	5,284		3,629	
Weekly Water and Sewerage Rate	2,577		2,778	
TV Licence Contributions	7		15	
NAACIF Dividends	704		663	
Bank Interest	84		5	
Donation / Other Income	25,008		0	
Total Receipts to Bank Account		69,454		39,892
 Payments				
Oil Payments	7,499		5,011	
Boiler Maintenance	3,273		605	
Major Repairs & Maintenance	54,854		0	
Council Tax	0		0	
Insurance	2,482		2,053	
Water and Sewerage	2,282		2,303	
General Maintenance	4,613		30,346	
Garden Maintenance	2,500		1,500	
Clerks Salary	2,469		2,341	
Clerks Expenses	415		308	
Professional Fees & Subscriptions	5,186		1,639	
Sundry Expenses	8		0	
Total Expenditure from Bank account		85,581		46,106
 Net Loss for the Year		(16,067)		(6,214)
 Receipts to COIF Deposit Account				
COIF Deposit Account Dividends	467		456	
COIF Deposit Account Interest	60		0	
Total Receipts to COIF Deposit Account		527		456
		(15,600)		(5,758)
 Current Funds at 31 December 2021		63,609		69,367
 Current Funds at 31 December 2022		48,009		63,609

VICTORIA JUBILEE LANGFORD HOMES

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2022

1. These financial statements have been prepared on the Receipts and Payments basis with the Trustees report has been prepared in accordance with the Charities SORP (FRS 102).
2. The Dwellings and Land are shown at the valuation agreed by the Trustees at their meeting held on 25 June 2016.
3. The Victoria Jubilee Langford Homes have an Extraordinary Repair Fund valued at £27,168, represented at 31 December 2022 by a holding of 257.444 M & G Charity Multi Asst Fund income units.
4. The Victoria Jubilee Langford Homes also have a Cyclical Maintenance Fund represented (£15,656 at 31 December 2022) by a holding of 861.40 COIF investment Income shares with a further holding of £6,441 in a COIF Deposit Account.
5. The Charles Graham Stone's Relief in Need Charity is owed £2,000 which is an interest free loan (£8,000 of the original loan £10,000 has been repaid) that was taken out in 2010 and is repayable on demand.
6. The Sidney Hill Churchill Wesleyan Cottage Homes Charity is owed £2,884 which is an interest free loan that was taken out in 2022 and is repayable on demand.

THE VICTORIA JUBILEE LANGFORD HOMES

England & Wales - Charity number 230158

Accounts

**VICTORIA JUBILEE LANGFORD HOMES
LANGFORD ROAD,
LANGFORD NORTH SOMERSET**

**ANNUAL REPORT AND STATEMENT
OF ACCOUNTS FOR THE YEAR
ENDED**

31 DECEMBER 2021

**FOUR FIFTY PARTNERSHIP
CHARTERED ACCOUNTANTS
WESTON-SUPER-MARE**

VICTORIA JUBILEE LANGFORD HOMES

ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2021

The Victoria Jubilee Langford Homes, Langford Road, Langford, North Somerset, is registered with the Charity Commission, Number 230158.

The Charity is regulated under a scheme set up by the Charity Commission in 2010 which superseded the scheme set up in 1980 and the Deed of Gift of the founder dated 1891. It is administered and managed by the following trustees:

Mr P Norcross (Chairperson)
Mrs A M Pursey (Vice Chairperson)
Mr A Brown
Mr R K Young
Mrs R Thomas (appointed 23 April 2021)
Mr D E Seabright (appointed 23 April 2021, resigned 2 September 2021)
Mrs J Brown (appointed 24 April 2021)
Mr D G Hurst (appointed 25 June 2021)
Mrs S Johnson (resigned 23 April 2021)

Trustees are elected for periods of four years: elections take place at the quarterly meetings of the Board.

The objects of the Charity are set out in its Governing Scheme and are the provision of affordable accommodation for people over 50 years of age in a block of seven almshouses (five houses and two flats) situated at Langford Road, Langford, Bristol BS40 5HU. In addition to the upkeep of the buildings, the Trust maintains the communal garden to the side and at the street frontage of the properties.

The Trustees also act as Trustees to Charles Graham Stone's Relief in Need Charity, although there is no direct connection between the two. Other than this, the Trust does not control or have any substantial interest in any other organisation.

The total of receipts in 2021 was £39,892 (excluding COIF Deposit Account income), mainly derived from Weekly Maintenance Contributions paid by all the residents, although a small amount of investment income was also received. Outgoings totalled £46,106, of which £24,237 was spent on major repairs to external drainage, £1,697 was spent on replacing rear gates, £5,011 was spent on heating oil and £4,411 was spent on general maintenance. Administration costs during the year were £2,649.

The Trust's policy on reserves is to maintain and build up an Extraordinary Maintenance Fund for unforeseeable maintenance expenditure and a Cyclical Maintenance Fund for regular foreseeable maintenance expenditure.

The Trustees have had regard to Charity Commission guidance on public benefit as set out in section 17(5) of the 2011 Charities Act.

This report, and the attached Accounts, have been approved by the Board of Trustees.

Mr P Norcross: Chairperson

For and on behalf of the Trustees

Date:



12 822

**Independent examiner's report to the trustees on the accounts of
Victoria Jubilee Langford Homes**

On accounts for the year ended

31 December 2021

Charity no

230158

Set out on pages

4, 5 and 6

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 December 2021.

**Responsibilities and basis
of report**

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

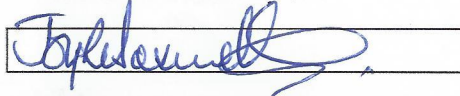
**Independent examiner's
statement**

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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.

Signed:



Date:

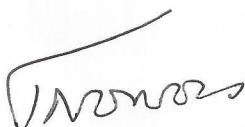
27 September 2022

Name: Joy Boswell, FCA, FCCA
Four Fifty Partnership
34 Boulevard
Weston-super-Mare
BS23 1NF

**VICTORIA JUBILEE LANGFORD HOMES
STATEMENT OF ASSETS AND LIABILITIES
AS AT 31 DECEMBER 2021**

	2021		2020	
	£	£	£	£
ASSETS AND LIABILITIES				
1	Freehold Land and Buildings At Valuation	1,530,000		1,530,000
<u>Investments</u>				
2	Endowment- 18,708 M&G Charity Multi Asset Fund Income Units at cost. Market Value at 31/12/21 £17,052	5,862		5,862
	AOI- 1,392 M&G Charity Multi Asset Fund Income Units at cost. Market value at 31/12/21 £1,269	436		436
<u>Extraordinary Repair Fund</u>				
	257,444 M&G Charity Multi Asset Fund Income Units at cost. Market value at 31/12/21 £26,955	4,928		4,928
<u>Cyclical Maintenance Fund</u>				
3	861.40 COIF Investment Income Shares at cost Market value at 31/12/21 £17,716	10,627	10,627	
	COIF Deposit Account	5,913	5,457	
		16,540	16,084	
<u>NatWest Bank</u>				
	Current Account	345		(2,649)
	Business Reserve Account	40,468		45,831
	Other debtors	0		638
4	Trade Creditors	(118)		0
	Charles Graham Stone's Relief in Need Charity	(2,000)		(2,000)
	Residents ledger debit (credit) balance	(203)		237
	Sidney Hill Churchill Wesleyan Cottage Homes	(2,649)		0
		1,593,609	1,599,367	
REPRESENTED BY				
<u>General Fund</u>				
	Balance as at 1 January 2021	42,063	27,019	
	Less: Net Receipts/ (Payments) for the year	(6,214)	15,044	
		35,849	42,063	
	Less: Net transfer to Cyclical Maintenance Fund	0	0	
	Add: Transfer from Extraordinary Repair Fund	0	0	
		35,849	42,063	
<u>Extraordinary Repair Fund</u>				
	Balance as at 1 January 2021	4,928	4,928	
	Add: Transfer from General Fund	0	0	
	Less: Transfer to General Fund	0	0	
		4,928	4,928	
<u>Cyclical Maintenance Fund</u>				
	Balance as at 1 January 2021	16,078	15,618	
	Add: COIF Deposit Account Dividends	456	447	
	Add: COIF Deposit Account Interest	0	13	
	Add: Net transfer from General Fund	0	0	
		16,534	16,078	
<u>Endowment</u>				
	Land and Buildings	660,000	660,000	
	Revaluation reserve	870,000	870,000	
	Investments	6,298	6,298	
		1,536,298	1,536,298	
		1,593,609	1,599,367	

X **Mr P Norcross: Chairperson**
For and on behalf of the Trustees



**VICTORIA JUBILEE LANGFORD HOMES
RECEIPTS AND PAYMENTS ACCOUNT
FOR YEAR ENDING 31 DECEMBER 2021**

	2021		2020	
	£	£	£	£
Receipts to Bank Account				
Weekly Maintenance Contributions	32,803		30,263	
Weekly Heating/Hot Water	3,629		5,463	
Weekly Water and Sewerage Rate	2,778		2,595	
TV Licence Contributions	15		23	
NAACIF Dividends	663		703	
Bank Interest	5		28	
Total Receipts to Bank Account		39,892		39,075
Payments				
Oil Payments	5,011		4,259	
Boiler Maintenance	605		900	
Electricity	0		22	
Insurance	2,053		1,995	
Water and Sewerage	2,303		2,538	
General Maintenance	30,345		3,660	
Garden Maintenance	1,500		2,395	
Clerks Salary	2,341		4,762	
Clerks Expenses	308		516	
Professional Fees & Subscriptions	1,639		2,973	
Sundry Expenses	0		11	
Total Expenditure from Bank account		46,106		24,031
Net Receipts for the Year		(6,214)		15,044
Receipts to COIF Deposit Account				
COIF Deposit Account Dividends	456		447	
COIF Deposit Account Interest	0		13	
Total Receipts to COIF Deposit Account		456		460
		(5,758)		15,504
Current Funds at 31 December 2020		69,367		53,863
Current Funds at 31 December 2021		63,609		69,367

VICTORIA JUBILEE LANGFORD HOMES

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2021

1. These financial statements have been prepared on the Receipts and Payments basis with the Trustees report has been prepared in accordance with the Charities SORP (FRS 102).
2. The Dwellings and Land are shown at the valuation agreed by the Trustees at their meeting held on 25 June 2016.
3. The Victoria Jubilee Langford Homes have an Extraordinary Repair Fund represented (at 31 December 2021) by 257,444 M & G Charity Multi Asset Fund Income Units.
4. The Victoria Jubilee Langford Homes also have a Cyclical Maintenance Fund represented (at 31 December 2021) by a holding of 861.40 COIF investment Income shares with a holding of £5,913 held in a COIF Deposit Account.
5. The Charles Graham Stone's Relief in Need Charity is owed £2,000 which is an interest free loan (£8,000 of the original loan £10,000 has been repaid) that was taken out in 2010 and is repayable on demand.
6. The Sidney Hill Churchill Wesleyan Cottage Homes Charity is owed £2,649 which is an interest free loan that was taken out in 2021 and is repayable on demand.
7. During the year, the Charity has not been affected by the ongoing COVID-19 pandemic. This is due to the fact that the Charities activities operate outside of the Government enforced social restrictions.

THE VICTORIA JUBILEE LANGFORD HOMES

England & Wales - Charity number 230158

Accounts

**VICTORIA JUBILEE LANGFORD HOMES
LANGFORD ROAD,
LANGFORD NORTH SOMERSET**

**ANNUAL REPORT AND STATEMENT
OF ACCOUNTS FOR THE YEAR
ENDED**

31 DECEMBER 2020

**FOUR FIFTY PARTNERSHIP
CHARTERED ACCOUNTANTS
WESTON-SUPER-MARE**

VICTORIA JUBILEE LANGFORD HOMES

ANNUAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2020

The Victoria Jubilee Langford Homes, Langford Road, Langford, North Somerset, is registered with the Charity Commission, Number 230158.

The Charity is regulated under a scheme set up by the Charity Commission in 2010 which superseded the scheme set up in 1980 and the Deed of Gift of the founder dated 1891. It is administered and managed by the following trustees:

Mrs A T Walker (Chairperson resigned 18 September 2020)
Mr A Brown
Mrs A M Pursey
Mr R K Young
Mr D E Seabright (appointed 23 April 2021)
Mrs R Thomas (appointed 23 April 2021)
Mrs J Brown (appointed 24 April 2021)
Mr D G Hurst (appointed 25 June 2021)
Mr P Norcross (Chairperson appointed 18 September 2020)

Trustees are elected for periods of four years: elections take place at the quarterly meetings of the Board.

The objects of the Charity are set out in its Governing Scheme and are the provision of affordable accommodation for people over 50 years of age in a block of seven almshouses (five houses and two flats) situated at Langford Road, Langford, Bristol BS40 5HU. In addition to the upkeep of the buildings, the Trust maintains the communal garden to the side and at the street frontage of the properties.

The Trustees also act as Trustees to Charles Graham Stone's Relief in Need Charity, although there is no direct connection between the two. Other than this, the Trust does not control or have any substantial interest in any other organisation.

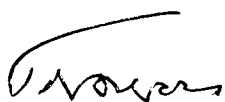
The total of receipts in 2020 was £39,075 (excluding COIF Deposit Account income), mainly derived from Weekly Maintenance Contributions paid by all the residents, although a small amount of investment income was also received. Outgoings totalled £24,031, of which £4,259 was spent on heating oil and £3,660 was spent on general maintenance. Administration costs during the year were £5,278.

The Trust's policy on reserves is to maintain and build up an Extraordinary Maintenance Fund for unforeseeable maintenance expenditure and a Cyclical Maintenance Fund for regular foreseeable maintenance expenditure.

The Trustees have had regard to Charity Commission guidance on public benefit as set out in section 17(5) of the 2011 Charities Act.

This report, and the attached Accounts, have been approved by the Board of Trustees.

Mr P Norcross: Chairperson
For and on behalf of the Trustees
Date:



29 9 2021

**Independent examiner's report to the trustees on the accounts of
Victoria Jubilee Langford Homes**

On accounts for the year ended **Charity no**

Set out on pages

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 December 2020.

Responsibilities and basis of report

As the charity's trustees, you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ("the Act").

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination which gives me cause to believe that in, any material respect:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a 'true and fair' view which is not a matter considered as part of an independent examination.

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.

Signed:

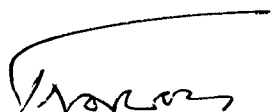
Date:

Name: Joy Boswell, FCA, FCCA
Four Fifty Partnership
34 Boulevard
Weston-super-Mare
BS23 1NF

**VICTORIA JUBILEE LANGFORD HOMES
STATEMENT OF ASSETS AND LIABILITIES
AS AT 31 DECEMBER 2020**

	2020		2019	
	£	£	£	£
ASSETS AND LIABILITIES				
1	Freehold Land and Buildings At Valuation	1,530,000		1,530,000
	<u>Investments</u>			
2	Endowment- 18,708 M&G Charity Multi Asset Fund Income Units at cost. Market Value at 31/12/20 £15,644	5,862		5,862
	AOI- 1,392 M&G Charity Multi Asset Fund Income Units at cost. Market value at 31/12/20 £1,164	436		436
	<u>Extraordinary Repair Fund</u> 257,444 M&G Charity Multi Asset Fund Income Units at cost. Market value at 31/12/20 £23,818	4,928		4,928
	<u>Cyclical Maintenance Fund</u>			
3	861.40 COIF Investment Income Shares at cost Market value at 31/12/20 £15,515	10,627	10,627	
	COIF Deposit Account	5,457	4,997	
		16,084	15,624	
	<u>NatWest Bank</u>			
	Current Account	(2,649)		109
	Business Reserve Account	45,831		30,057
	Other debtors	638		0
4	Charles Graham Stone's Relief in Need Charity Residents ledger debit (credit) balance	(2,000)		(2,000)
	Other creditors	237		150
		0		(1,303)
		1,599,367	1,583,863	
REPRESENTED BY				
General Fund				
	Balance as at 1 January 2020	27,019	16,781	
	Less: Net Receipts/ (Payments) for the year	15,044	10,238	
		42,063	27,019	
	Less: Net transfer to Cyclical Maintenance Fund	0	0	
	Add: Transfer from Extraordinary Repair Fund	0	0	
		42,063	27,019	
	Extraordinary Repair Fund			
	Balance as at 1 January 2020	4,928	4,928	
	Add: Transfer from General Fund	0	0	
	Less: Transfer to General Fund	0	0	
		4,928	4,928	
	Cyclical Maintenance Fund			
	Balance as at 1 January 2020	15,618	15,153	
	Add: COIF Deposit Account Dividends	447	438	
	Add: COIF Deposit Account Interest	13	27	
	Add: Net transfer from General Fund	0	0	
		16,078	15,618	
	Endowment			
	Land and Buildings	660,000	660,000	
	Revaluation reserve	870,000	870,000	
	Investments	6,298	6,298	
		1,536,298	1,536,298	
		1,599,367	1,583,863	

Mr P Norcross: Chairperson
For and on behalf of the Trustees



29.9.2021

**VICTORIA JUBILEE LANGFORD HOMES
RECEIPTS AND PAYMENTS ACCOUNT
FOR YEAR ENDING 31 DECEMBER 2020**

	2020		2019	
	£	£	£	£
Receipts to Bank Account				
Weekly Maintenance Contributions	30,263		28,372	
Weekly Heating/Hot Water	5,463		5,080	
Weekly Water and Sewerage Rate	2,595		2,574	
TV Licence Contributions	23		15	
NAACIF Dividends	703		703	
Bank Interest	28		51	
Other Income	0		143	
Total Receipts to Bank Account		39,075		36,938
 Payments				
Oil Payments	4,259		7,026	
Boiler Maintenance	900		790	
Electricity	22		40	
Council Tax	0		381	
Insurance	1,995		1,936	
Water and Sewerage	2,538		2,367	
General Maintenance	3,660		6,807	
Garden Maintenance	2,395		1,715	
Clerks Salary	4,762		4,522	
Clerks Expenses	516		337	
Professional Fees & Subscriptions	2,973		779	
Sundry Expenses	11		0	
Total Expenditure from Bank account		24,031		26,700
 Net Receipts for the Year		 15,044		 10,238
 Receipts to COIF Deposit Account				
COIF Deposit Account Dividends	447		438	
COIF Deposit Account Interest	13		27	
Total Receipts to COIF Deposit Account		460		465
		15,504		10,703
 Current Funds at 31 December 2019		 53,863		 43,160
 Current Funds at 31 December 2020		 69,367		 53,863

VICTORIA JUBILEE LANGFORD HOMES

NOTES TO THE ACCOUNTS FOR THE YEAR ENDED 31 DECEMBER 2020

1. These financial statements have been prepared on the Receipts and Payments basis with the Trustees report has been prepared in accordance with the Charities SORP (FRS 102).
2. The Dwellings and Land are shown at the valuation agreed by the Trustees at their meeting held on 25 June 2016.
3. The Victoria Jubilee Langford Homes have an Extraordinary Repair Fund represented (at 31 December 2020) by 257.444 M & G Charity Multi Asset Fund Income Units.
4. The Victoria Jubilee Langford Homes also have a Cyclical Maintenance Fund represented (at 31 December 2020) by a holding of 861.40 COIF investment Income shares with a holding of £5,457 held in a COIF Deposit Account.
5. The Charles Graham Stone's Relief in Need Charity is owed £2,000 which is an interest free loan (£8,000 of the original loan £10,000 has been repaid) that was taken out in 2010 and is repayable on demand.
6. During the year, the Charity has not been affected by the ongoing COVID-19 pandemic. This is due to the fact that the Charities activities operate outside of the Government enforced social restrictions.