

**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The Charity is regulated under a scheme set up by the Charity Commission in 2010 which superseded the scheme set up in 1980 and the Deed of Gift of the founder dated 1891.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

31 December 2024

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 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.

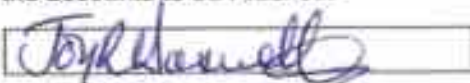
Independent examiner's statement

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:

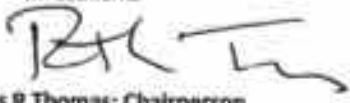
27 MAY 2025

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		5,862
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 COIF Deposit Account	10,627 8,055		10,627 7,201	
		18,682		17,828
<u>NatWest Bank</u> Current Accounts Business Reserve Accounts		9,222 35,739		954 35,985
4 Trade creditors Residents' ledger debit (credit) balance		0 618		(153) (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	45,586	0	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.