

Uttoxeter General Charities

Uttoxeter Almshouse and Poors Charity

Charity Number 233473

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

UTTOXETER GENERAL CHARITIES

ANNUAL REPORT FOR THE YEAR TO 31ST DECEMBER 2024

The Trustees present their report for the year ended 31st December 2024

The Trustees for the year were:

Mrs E Smith (Chairman)
Mrs A Johnstone (Treasurer/Clerk)
Mr Ian Johnstone (Secretary)

Four Council Nominees to the Trustees:
Cllr. Z Krupski (replaced by Cllr. J Glandfield)
Cllr. B. Houlihan
Cllr. C Sylvester
Cllr. D Boot

Foundation Trustees:
Mrs. A Trenery
Mr. D. Trenery
Mr. D Allen

This has been a very busy year for the Charity.

Policies and procedures are all in place and are being regularly reviewed and the Beneficiaries Handbook has also been updated.

There has been extensive building work and refurbishment carried out during the year. The work on refurbishing the roof has been partially funded by the provision of a council grant.

During the year Cllr. Zdzislaw Krupski left the Trustees and has been replaced as a Town Council Nominee by Cllr. John Glandfield, a retired solicitor and presently Uttoxeter's Town Mayor.

Aims and Organisation

The charity was established to provide housing at reasonable rates for local elderly people on a low income.

As always, the health and wellbeing of our beneficiaries is our primary concern. They are in reasonable health considering their ages and vulnerabilities.

UTTOXETER GENERAL CHARITIES

ANNUAL REPORT FOR THE YEAR TO 31ST DECEMBER 2024 (CONT'D)

Review of progress and achievements

Unfortunately, the summer get together between the beneficiaries and the Trustees planned for 10th June 2024 had to be cancelled due to inclement weather. It was a cold and miserable day.

Flat three in Wright's and Mastergent's has had a new bathroom and kitchen fitted and we now have a new beneficiary installed.

The roof at Lathropp's, a grade two listed building, has now been refurbished. This has entailed the removal of the old tiles (saved and re-used) the repair/ improvement of the roofing structure and then the tiles replaced. A Heritage Builder was used for this work. We were awarded a grant towards the cost of this project of £33,700 from the Borough Council's Ward Enhancement Scheme.

A new fundraising group has been set up from the Trustees to look at grants and other sources of funding. Stalls were held at "Lark in the Park" in August and at "Cracker Night" and the Switch on of the Christmas Lights in December.

New windows are needed in Lathropp's. We are waiting the Conservation Officer's decision as to which type of material should be used for the frames.

We have heard that our local branch of the National Westminster Bank will be closing in May 2025 and so are investigating on-line alternatives.

Finally, I would like to express my thanks to the Trustees for all the hard work and support this year, especially those working on the successful grant application.

Mrs E Smith (Chairman)

For and on behalf of the Trustees.

March 2025

UTTOXETER GENERAL CHARITIES

ANNUAL REPORT FOR THE YEAR TO 31ST DECEMBER 2024

GENERAL INFORMATION

| | |
|----------------|---|
| Bankers | The Royal Bank of Scotland Plc Drummond House 1 Redheughs Avenue Edinburgh EH12 9JN |
|----------------|---|

| | |
|--------------------|--|
| Accountants | Wynniatt-Husey Limited Chartered Accountants The Old Bakehouse Dove Walk Uttoxeter Staffs ST14 8EH |
|--------------------|--|

UTTOXETER GENERAL CHARITIES

ACCOUNTANTS REPORT FOR THE YEAR TO 31ST DECEMBER 2024

In accordance with instructions given to us we have prepared these accounts from the books maintained by the treasurer. All relevant supporting documentation has been examined and the Treasurer's records have been found to be in accordance therewith.

Wynniatt-Husey Limited (Uttoxeter Branch)
Chartered Accountants
The Old Bakehouse
Dove Walk
Uttoxeter
Staffordshire
ST14 8EH

13 March 2025

UTTOXETER GENERAL CHARITIES
RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR ENDED 31 DECEMBER 2024

| | 2024 | 2023 |
|---|----------|--------|
| | £ | £ |
| Receipts | | |
| Rent Received | 14,727 | 12,426 |
| Expenses recovered from Licensees | | |
| - Electricity | 2,423 | 2,205 |
| - Gas | - | - |
| Income from investments | 1,474 | 1,454 |
| Interest received | 2,657 | 2,242 |
| Donations | 568 | 1,651 |
| Grants | 33,700 | - |
| | <hr/> | <hr/> |
| | 55,549 | 19,978 |
| | <hr/> | <hr/> |
| Payments | | |
| Wardens wages and expenses | 1,575 | 2,340 |
| Administration and Clerks salary | - | - |
| Rates | 633 | 495 |
| Telephone | 686 | 783 |
| Electricity | 2,007 | 2,681 |
| Gas | 176 | - |
| Water | 1,006 | 1,789 |
| Insurance | 1,119 | 1,093 |
| Repairs and renewals | 1,813 | 1,794 |
| Professional fees | - | 4,260 |
| Bank charges | 100 | - |
| Roof repairs | 59,911 | - |
| Flat 3 renovations | 8,780 | - |
| Subscription | 343 | 196 |
| Accountancy | 360 | 330 |
| Sundry expenses | 73 | 5 |
| | <hr/> | <hr/> |
| | 78,582 | 15,766 |
| | <hr/> | <hr/> |
| EXCESS OF PAYMENTS OVER RECEIPTS | (23,033) | 4,212 |
| | <hr/> | <hr/> |
| Bank balances at 1 January 2024 | 80,531 | 76,319 |
| | <hr/> | <hr/> |
| Bank balances at 31 December 2024 | 57,498 | 80,531 |
| | <hr/> | <hr/> |

UTTOXETER GENERAL CHARITIES

FINANCIAL STATEMENT FOR THE YEAR ENDED 31 DECEMBER 2024

STATEMENT OF ASSETS AND LIABILITIES

| | 2024 | 2023 |
|--|---------------|---------------|
| | £ | £ |
| 1. Cash Funds | | |
| Royal Bank of Scotland - Current Account | 5,855 | 8,945 |
| Royal Bank of Scotland - Gold Deposit Account | 1,993 | 24,356 |
| Charities Deposit Fund | 49,650 | 47,230 |
| | <u>57,498</u> | <u>80,531</u> |
| 2. Investment Assets | | |
| COIF Charities Investment Fund | | |
| - Income Units (2669.63 units) | <u>54,176</u> | <u>52,979</u> |
| 3. Assets retained for charity's own use | | |
| The charity owns the Wright and Mastergent Almshouse and the Lathropp's Almshouses situated on Carter Street, Uttoxeter. | | |
| 4. Liabilities | | |
| At the end of the year the charity owed the following amounts: | | |
| Accountancy | <u>384</u> | <u>360</u> |
| 5. Assets | | |
| At the end of the year the charity held the following amounts: | | |
| Rental income for December 2024 unbanked at year end. | <u>1,704</u> | <u>-</u> |
| 6. The Trustees are responsible for the payment of the utility bills on the empty flats. | | |