

The Almshouse Charity Birlingham

Registered Charity No. 235904

Annual report for the year ended 31st March 2024

The Almshouse Charity, Birlingham, is constituted by a Scheme of the Charity Commissioners dated 11th March 1952 as amended by a Scheme date 2nd June 1971 and 28th July 2004.

The address for correspondence is: The Clerk, 3 King William IV Close, Birlingham, Pershore WR10 3AH

Trustees:

Mr Bruce Hayward - Chairman
Mr Basil Barke
Mrs Caroline Smith
Mr Christopher Reynard
Mrs Julia Luff
Mrs Margaret Barke

Mrs Angela Fitch is Clerk to the Trustees
Attwoods Accountants acted as Independent Examiner of the Accounts.

Purpose: The purpose of the Trust is to own, maintain and manage the Birlingham Almshouses for the accommodation of needy persons who would otherwise be unable to remain in their own homes.

The Trust maintains a waiting list of prospective residents and also advertises locally when a vacancy occurs.

Finance: The income from the Maintenance Charges was £27,000.00. Interest received was £2993.20 and Wayleave received was £18.98. There was no other income to the charity. Our cash reserves at Lloyds Bank stand at £27,723.82, the COIF investments stand at £64,563.15 making a total of £92,286.97 plus the share value held with M&G which stood at £40,800.48 at the Year End. The most significant expense of £22,369.27 to Three Counties Landscapes for resurfacing the full length of the access driveway to the properties and the residents' parking area.

Occupancy: Has not changed during 2023/24, with all six properties fully occupied. The current waiting list comprises four potential applicants, plus one current resident who would like to move from a one bed into a two bed property should a vacancy become available.

Maintenance charges: One bedroom properties, numbers: 1, 2, 3 and 4 have seen a £10 per calendar month increase to £360.00 and two bedroom properties, number 5 and 6 have increased from £420.33 to £435. The Trustees agree that, due to the spiralling maintenance costs the monthly fees will increase in order to provide continued maintenance.

Reserves Policy: The Charity aims to keep sufficient reserves to cover the annual costs of running.

Contact: Regular visits to the Almshouses are made by the Clerk and the Trustees.

Deeds: These are lodged with Parkinson Wright, solicitors in Worcester.

Bruce Hayward, Chairman of Trustees

The Almshouse Charity Birlingham

Unaudited Financial Statements for the
Year Ended 31st March 2024

The Almshouse Charity Birlingham

Year Ended 31st March 2024

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The Almshouse Charity Birlingham

Year Ended 31st March 2024

Report of the Trustees

The trustees present their report with the financial statements of the charity for the year ended 31 March 2024.

Governing document

The charity is controlled by its government document, a deed of trust and constitutes an unincorporated charity.

Registered Charity number

235904

Principal address

3 King William IV Close
Birlingham
Pershore
Worcestershire
WR10 3AH

Trustees

B Barke
B Hayward
C Smith
C Reynard
J Luff
M Barke

Independent Examiner

Attwoods
Perrott House
17 Bridge Street
Pershore
Worcestershire
WR10 1AJ

Approved by order of the board of trustees on and signed on its behalf by:

.....
Trustee

The Almshouse Charity Birlingham

Year Ended 31st March 2024

Independent Examiner's Report to the Trustees of
The Almshouse Charity Birlingham

Independent examiner's report to the trustees of The Almshouse Charity Birlingham

I report to the charity trustees on my examination of the accounts of The Almshouse Charity Birlingham (the Trust) for the year ended 31 March 2024.

Responsibilities and basis of report

As the charity trustees of the Trust 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 Act and in carrying out my examination I have followed all 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 giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do 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.

Attwoods Chartered Certified Accountants

Perrott House
17 Bridge Street
Pershore
Worcestershire
WR10 1AJ

Date:

The Almshouse Charity Birlingham

Receipts and payments accounts for the Year Ended 31st March 2024

<u>Receipts</u>	YE 31.03.2024		YE 31.03.2023	
	£	£	£	£
Maintenance		27,000		27,238
Interest		2,993		1,073
Wayleave		19		16
		<hr/>		<hr/>
		30,012		28,326
<u>Payments</u>				
Clerk	1,800		1,600	
Accountant	516		1,502	
Insurance	1,082		228	
Almhouse Association	343		196	
Water	1,711		1,476	
Miscellaneous	66		24	
Property repairs	29,082		7,511	
Garden maintenance	1,542		1,860	
Equipment	115		794	
		<hr/>		<hr/>
		36,257		15,191
Surplus/ (deficit)for the year		<u><u>(6,245)</u></u>		<u><u>13,135</u></u>
Cash funds at 31.03.2023		98,532		85,397
Cash funds at 31.03.2024		<hr/> 92,287		<hr/> 98,532
Movement		<u><u>(6,245)</u></u>		<u><u>13,135</u></u>

The Almshouse Charity Birlingham

Statement of assets and liabilities at 31st March 2024

YE 31.03.2024

YE 31.03.2023

Assets

Investments:	Freehold property	Value	1,430,000	981,677
	M&G Investment fund	Value	40,800	38,330
Cash at Bank: -	Lloyds bank account		27,724	36,962
	COIF Charities Deposit Fund		64,563	61,570
			<u><u>1,563,087</u></u>	<u><u>1,118,538</u></u>

Liabilities

-	-
<u>-</u>	<u>-</u>
<u><u>-</u></u>	<u><u>-</u></u>

Independent Examiner's Report to the Trustees of
The Almshouse Charity Birlingham

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Attwood

Attwoods Chartered Certified Accountants

Perrott House
17 Bridge Street
Persnore
Worcestershire
WR10 1AJ

Date:

29/08/2024