

THE ALMSHOUSES OR HOSPITAL OF MISS ANN BEARPACKER

England & Wales · Charity number 238708

Details

Other names THE ALMSHOUES OR HOSPITAL OF MISS ANN BEARPACKER

Status Registered

Legal form Other

Registered 1965-03-08

Register [View on the Charity Commission register](#)

Contact

Address 6 Holywell Road
Wotton-Under-Edge
Gloucestershire
GL12 7NJ

Phone 07973179146

Email TERESA.POTTINGER@TALK21.COM

Activities

Objects: ALMHOUSES FOR POOR AGED PERSONS OF GOOD CHARACTER WHO ARE MEMBERS OF THE CHURCH OF ENGLAND AND ARE RESIDENT IN THE ANCIENT PARISH OF WOTTON UNDER EDGE.

Activities: Providing accomodation for elderly citizens.

Classification

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

Geography

- **Area of benefit:** ANCIENT PARISH OF WOTTON UNDER EDGE
- Gloucestershire

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£39,970	£28,089	-	-
2023-12-31	£39,882	£26,896	-	-
2022-12-31	£32,791	£90,005	-	-
2021-12-31	£31,533	£21,181	-	-
2020-12-31	£30,692	£16,657	-	-

Trustees

Name	Role	Appointed
Rev Lesley Gillian Hewish	Chair	2022-07-07
Alan Frederick Bell		2019-12-05
Derek Thomas Aston		2025-05-07
Dorothy Christine Moss		2017-03-06
LEIGH SCOTT LEYLAND		2024-07-30
Robert Bernays		2022-12-01
SHARON DOVE		

THE ALMSHOUSES OR HOSPITAL OF MISS ANN BEARPACKER

England & Wales - Charity number 238708

Accounts

The Almshouses and Hospital of Miss Ann Bearpacker

Trustees Report and Unaudited Accounts

Charity number: 238708

31 December 2024

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Statement of Financial Activities (including Income & Expenditure account)

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REFERENCE AND ADMINISTRATIVE DETAILS

Charity Number 238708

Trustees

The following trustees served during the year:

A Bell
R Bernays
S Dove
L Hewish (Chairman)
D Moss
G Wedlake (resigned 1st July 2024)
L Leyland (appointed 30th July 2024)

Key Management Personnel

Chair Rev'd Lesley Hewish
Clerk to the trustees Teresa Pottinger

Principal place of business

6 Holywell Road,
Wotton-under-Edge
Glos.
GL12 7NJ

Independent Examiner

Mrs J Roberts
Willow Accountancy Ltd
Willow Cottage
Valley Road
Wotton-under-Edge
Glos.
GL12 7NP

Bank

Lloyds Bank
P.O. Box 1000
Andover
BX1 1LT

TRUSTEES REPORT

The trustees present their report and financial statements for the year ended 31 December 2024.

OBJECTIVES AND ACTIVITIES

To provide accommodation for ten elderly, independent inhabitants (or close relatives of inhabitants) of the Parish of Wotton-under-Edge and members of the Church of England.

To maintain the ten cottages and gardens that comprise Miss Ann Bearpacker's Almshouses.

Achievements and performance

2024 has been yet another year of changes for the residents and trustees of the Ann Bearpacker Almshouses. One of our lady residents moved away to live with her family and we were all very saddened by the sudden death in October of one of our male residents, leaving only 8 of the 10 cottages occupied at the end of the year.

This has given us an opportunity to revamp the cottages ready for two new residents, one male, one female, recruited and expected in the January and March 2025. The residents continue to be self-sufficient and care and look out for each other. The cottages are kept in good order by the residents and maintained by Glenn Wedlake and Leigh Leyland, our new Trustee who replaced Glenn after many years of service. Glenn continues to be our Gardener and remains the residents on call contact. There have been no major building works this year but lots of maintenance and redecorating jobs to keep them busy.

Easter is a time of giving and the residents were delighted as always to receive their golden chocolate bunnies. We had a very jolly Christmas with a resident's and Trustee lunch at The Fleece in Hillesley and an evening when the Cubs and Beavers came carol singing finishing with hot chocolate and more singing in the church around the tree.

We currently have five trustees Alan Bell, Robert Bernays, Sharon Dove, Leigh Leyland and Dot Moss with our chair being Rev'd Lesley Hewish. We are currently seeking one new trustee.

STRUCTURE, GOVERNANCE & MANAGEMENT

The Charity was founded in 1836 by Miss Ann Bearpacker. It is governed by a deed of trust granted on 07/02/1838 and by the Charity Commission initially on 11/07/1916 with further updates as required by the commission.

Trustees are appointed at any of the four general meetings by agreement of the Chairman and existing trustees. The Chairman is the Vicar of The Parish of St Mary the Virgin.

FINANCIAL REVIEW

Income is received in the form of monthly maintenance payments from the residents. Larger projects are funded from accumulated reserves. No major transfers from reserves were required this year.

- The walk-in shower was not required by the resident this year but may be required by a different resident in the future.
- The cost of the kitchen refurbishment was undertaken to one property well within budget and completed in 2025 with the addition of electrical sockets to three other cottages. The revamping of the vacant properties was covered by the funds in the Lloyds Current Account.
- The property was revalued by our insurers during the year. This has given rise to a significant increase in the value of our assets. We intend to re-assess the value at least every five years going forward to ensure the accounts and insurance cover is current and adequate.
- The Budgeting from 2024 and forecast for 2025 indicated a significant increase in the rise of energy and maintenance costs. Therefore, the weekly maintenance payment was agreed to increase from January 2025 by 5%.

Specific expenses in 2025 are likely for:

- Masonry repairs on the roof's numbers 1 to 4, where the carved stone copings are being affected by the weather and beginning to fall away. We are collecting quotations for the work to happen in 2025 approximating to £10,000.
- Potential damp issues are being monitored and addressed in number 5 and number 10, two end of terrace cottages. Whilst vacant, internal walls are being addressed during 2025. Drainage improvements to number 10 are planned and being discussed for number 5 in 2025.
- The boiler in number 10 was serviced and works well, however due to its age it may need replacing in 2025.
- The implementation of a payroll system for the Clerk to the Trustees will require a small ongoing expense from April 2025.

The Charity does not actively raise funds from the public.

The Charity made a surplus of £11,881

Reserves Policy

Accumulated surplus are held in COIF Charities Deposit Fund accounts for future large-scale repairs and maintenance of the properties.

Going Concern


At the time of approving the financial statements the Trustees have a reasonable expectation that the charity has adequate resources to continue in the operational existence for the foreseeable future. Thus, the Trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

STATEMENT OF TRUSTEES RESPONSIBILITIES

The charity trustees are responsible for preparing a trustees annual report and financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the Trust deed. The Trustees are also responsible for safeguarding the assets of the Charity and hence taking reasonable steps for the prevention and detection of fraud and other irregularities.

Signed on behalf of the Charity's trustees

Signed 

Date..... 25th Sept 2025th

Rev'd Lesley Hewish (Chair of trustees)

**The Almshouses or Hospital of Miss Ann Bearpacker
Independent Examiners Report**

Independent Examiner's Report to the trustees of The Almshouses or Hospital of Miss Ann Bearpacker

I report to the trustees on my examination of the financial statements of The Almshouses or Hospital of Miss Ann Bearpacker for the year ended 31 December 2024.

Responsibilities and basis of report

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

I report in respect of my examination of the charity's financial statements 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 can 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:

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

I have no concerns in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the financial statements to be reached.

- I would note that a large revaluation of property has taken place this year and is based on a verbal valuation by a local estate agent. As no written confirmation was received I have been unable to verify this. The reason for this verbal only valuation was financial, so I have no reason to doubt the accuracy of the valuation.



Mrs J Roberts ACMA (Chartered Institute of
Management Accountants)
Willow Accountancy
Willow Accountancy Ltd
Willow Cottage, Valley Road
Wotton Under Edge
Glos
GL12 7NP
03 September 2025

The Almshouses or Hospital of Miss Ann Bearpacker
Statement of Financial Activities
for the year ended 31 December 2024

		Unrestricted		
		funds	Total funds	Total funds
		2024	2024	2023
		£	£	£
	Notes			
Income and endowments from:				
Donations and legacies	2	50	50	-
Investments	3	9,395	9,395	7,736
Other	4	30,525	30,525	32,146
Total		39,970	39,970	39,882
Expenditure on:				
Other	5	28,089	28,089	26,896
Total		28,089	28,089	26,896
Net gains on investments		-	-	-
Net income		11,881	11,881	12,986
Transfers between funds		-	-	-
Net income before other gains/(losses)		11,881	11,881	12,986
Other gains and losses				
Losses on revaluation of fixed assets		(206,719)	(206,719)	-
Net movement in funds		(194,838)	(194,838)	12,986
Reconciliation of funds:				
Total funds brought forward		716,455	716,455	703,469
Total funds carried forward		521,617	521,617	716,455

**The Almshouses or Hospital of Miss Ann Bearpacker
Balance Sheet**

at 31 December 2024

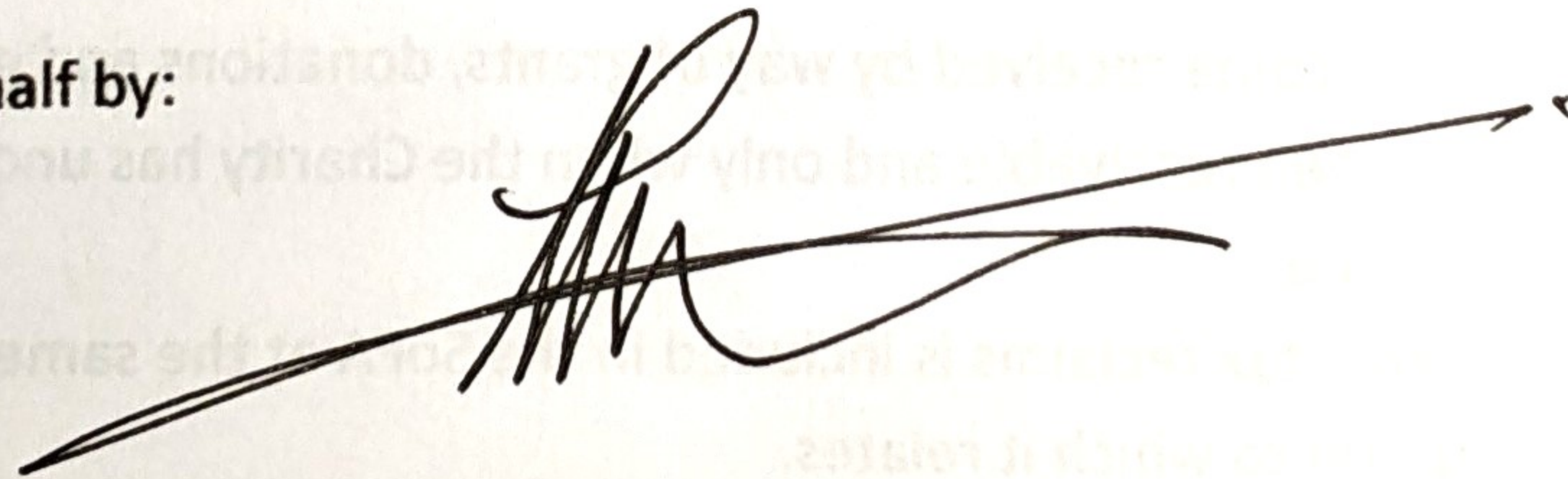
Charity No. 238708

		2024	2023
		£	£
Fixed assets			
Tangible assets	8	305,250	511,969
		<u>305,250</u>	<u>511,969</u>
Current assets			
Cash at bank and in hand		216,367	204,486
		<u>216,367</u>	<u>204,486</u>
Net current assets		216,367	204,486
Total assets less current liabilities		521,617	716,455
Net assets excluding pension asset or liability		521,617	716,455
Total net assets		<u>521,617</u>	<u>716,455</u>
The funds of the charity			
Unrestricted funds	9		
General funds		51,951	40,070
Designated funds		164,416	164,416
		<u>216,367</u>	<u>204,486</u>
Reserves	9		
Revaluation reserve		305,250	511,969
		<u>305,250</u>	<u>511,969</u>
Total funds		<u>521,617</u>	<u>716,455</u>

Approved by the trustees on 15 September 2025

And signed on their behalf by:

L. Hewish (Chairman)
Trustee
15 September 2025



The Almshouses or Hospital of Miss Ann Bearpacker

Notes to the Accounts

for the year ended 31 December 2024

1 Accounting policies

Basis of preparation

The financial statements have been prepared in accordance with Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

Change in basis of accounting or to previous accounts

There has been no change to the accounting policies (valuation rules and method of accounting) since last year and no changes have been made to accounts for previous years.

Fund accounting

Unrestricted funds	These are available for use at the discretion of the trustees in furtherance of the general objects of the charity.
Designated funds	These are unrestricted funds earmarked by the trustees for particular purposes.
Revaluation funds	These are unrestricted funds which include a revaluation reserve representing the restatement of investment assets at their market values.
Restricted funds	These are available for use subject to restrictions imposed by the donor or through terms of an appeal.

Income

Recognition of income	Income is included in the Statement of Financial Activities (SoFA) when the charity becomes entitled to, and virtually certain to receive, the income and the amount of the income can be measured with sufficient reliability.
Income with related expenditure	Where income has related expenditure the income and related expenditure is reported gross in the SoFA.
Donations and legacies	Voluntary income received by way of grants, donations and gifts is included in the the SoFA when receivable and only when the Charity has unconditional entitlement to the income.
Tax reclaims on donations and gifts	Income from tax reclaims is included in the SoFA at the same time as the gift/donation to which it relates.
Donated services and facilities	These are only included in income (with an equivalent amount in expenditure) where the benefit to the Charity is reasonably quantifiable, measurable and material.
Volunteer help	The value of any volunteer help received is not included in the accounts.
Investment income	This is included in the accounts when receivable.
Gains/(losses) on revaluation of fixed assets	This includes any gain or loss resulting from revaluing investments to market value at the end of the year.
Gains/(losses) on investment assets	This includes any gain or loss on the sale of investments.

The Almshouses or Hospital of Miss Ann Bearpacker

Notes to the Accounts

Expenditure

Recognition of expenditure	Expenditure is recognised on an a cash basis. Expenditure includes any VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates.
Expenditure on raising funds	These comprise the costs associated with attracting voluntary income, fundraising trading costs and investment management costs.
Expenditure on charitable activities	These comprise the costs incurred by the Charity in the delivery of its activities and services in the furtherance of its objects, including the making of grants and governance costs.
Grants payable	All grant expenditure is accounted for on an actual paid basis plus an accrual for grants that have been approved by the trustees at the end of the year but not yet paid.
Governance costs	These include those costs associated with meeting the constitutional and statutory requirements of the Charity, including any audit/independent examination fees, costs linked to the strategic management of the Charity, together with a share of other administration costs.
Other expenditure	These are support costs not allocated to a particular activity.

Taxation

The charity is exempt from tax on its charitable activities.

Freehold investment property

Investment properties are measured initially at cost and subsequently at fair value at each balance sheet date and are not depreciated. All gains or losses are taken to the Statement of Financial Activities as they arise.

Trade and other debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and on hand, demand deposits with banks and other short-term highly liquid investments with original maturities of three months or less and bank overdrafts. In the statement of financial position, bank overdrafts are shown within borrowings or current liabilities. In the Statement of Cash Flows, cash and cash equivalents are shown net of bank overdrafts that are repayable on demand and form an integral part of the company's cash management.

Trade and other creditors

Short term creditors are measured at the transaction price. Other creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

Receipt of donated goods, facilities and services

All donated goods, facilities and services received are recognised within incoming resources and expenditure at an estimate of the value to the charity.

The Almshouses or Hospital of Miss Ann Bearpacker
Notes to the Accounts

2 Income from donations and legacies

	Unrestricted	Total 2024	Total 2023
	£	£	£
Donations from residents	50	50	-
	<u>50</u>	<u>50</u>	<u>-</u>

3 Income from investments

	Unrestricted	Total 2024	Total 2023
	£	£	£
Interest received	9,395	9,395	7,736
	<u>9,395</u>	<u>9,395</u>	<u>7,736</u>

4 Other income

	Unrestricted	Total 2024	Total 2023
	£	£	£
Maintenance Contributions	30,525	30,525	32,146
	<u>30,525</u>	<u>30,525</u>	<u>32,146</u>

5 Other expenditure

	Unrestricted	Total 2024	Total 2023
	£	£	£
Employee costs	3,600	3,600	2,044
Premises costs	21,708	21,708	23,388
General administrative costs	2,277	2,277	1,104
Legal and professional costs	504	504	360
	<u>28,089</u>	<u>28,089</u>	<u>26,896</u>

The Almshouses or Hospital of Miss Ann Bearpacker
Notes to the Accounts

6 Trustee remuneration and expenses

One or more of the trustees has been paid expenses in the current or prior periods.

	2024	2023
	Number	Number
Number of trustees paid expenses	4	2
The nature of the reimbursed expenses	Trustees are reimbursed for out of pocket expenses incurred exclusively for the purpose of the Charity. Mr G Wedlake (Trustee) was paid £770 for expenses and £6,960 for services (2023: £1,019 & £9,017) in the period for maintenance of the properties and gardens plus associated expenses. Mr L Leyland was paid £254 for expenses and £1,831 for services in the period for maintenance of the properties.	
	£	£
Total expenses reimbursed to trustees	9,886	10,314

7 Staff costs

	2024	2023
Salaries and wages	3,600	2,044
	<u>3,600</u>	<u>2,044</u>

No employee received emoluments in excess of £60,000.

8 Tangible fixed assets

	£	£
Cost or revaluation		
At 1 January 2024	511,969	511,969
Revaluation	(206,719)	(206,719)
At 31 December 2024	<u>305,250</u>	<u>305,250</u>
Net book values		
At 31 December 2024	<u>305,250</u>	<u>305,250</u>
At 31 December 2023	<u>511,969</u>	<u>511,969</u>
Net book values of assets held under finance leases and hire purchase contracts and included above		

The property has been revalued to reflect a verbal valuation confirmed by J Ashton MNAEA

The Almshouses or Hospital of Miss Ann Bearpacker
Notes to the Accounts

9 Movement in funds

	At 1 January 2024	Incoming resources (including other gains/losses) £	Resources expended £	At 31 December 2024 £
Restricted funds:				
Unrestricted funds:				
General funds	40,070	39,970	(28,089)	51,951
Designated funds:				
Cyclical Maintenance Fund	133,525	-	-	133,525
Extraordinary Repairs Fund	30,891	-	-	30,891
<i>Total</i>	<u>164,416</u>	<u>-</u>	<u>-</u>	<u>164,416</u>
Revaluation Reserves:				
Revaluation fund	511,969	(206,719)		305,250
<i>Total revaluation reserves</i>	<u>511,969</u>	<u>(206,719)</u>		<u>305,250</u>
Total funds	<u>716,455</u>	<u>(166,749)</u>	<u>(28,089)</u>	<u>521,617</u>

Purposes and restrictions in relation to the funds:

Revaluation reserves Represent the amount by which investments exceed their historical cost.

The property has been revalued based on a verbal valuation by a local estate agent. The valuation was based on a 10% yield on expected income.

Designated funds:

Cyclical Maintenance Fund Periodic repair and maintenance of property
Extraordinary Repairs Fund Substantial repair and maintenance of property

10 Analysis of net assets between funds

	Unrestricted funds £	Restricted funds £	Total £
Fixed assets	-	305,250	305,250
Net current assets	43,527	172,840	216,367
	<u>43,527</u>	<u>478,090</u>	<u>521,617</u>

The Almshouses or Hospital of Miss Ann Bearpacker

Notes to the Accounts

11 Reconciliation of net debt

	At 1 January		At 31
	2024	Cash flows	December
	£	£	2024
			£
Cash and cash equivalents	204,486	11,881	216,367
	<u>204,486</u>	<u>11,881</u>	<u>216,367</u>
Net debt	<u>204,486</u>	<u>11,881</u>	<u>216,367</u>

THE ALMSHOUSES OR HOSPITAL OF MISS ANN BEARPACKER

England & Wales - Charity number 238708

Accounts

The Almshouses and Hospital of Miss Ann Bearpacker

Trustees Report and Unaudited Accounts

Charity number: 238708

31 December 2023

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REFERENCE AND ADMINISTRATIVE DETAILS

Charity Number 238708

Trustees

The following trustees served during the year:

A Bell
R Bernays
S Dove
J Fryer (resigned 02.10.23)
L Hewish (Chairman)
D Moss
G Wedlake

Key Management Personnel

Chair	Rev'd Lesley Hewish
Clerk to the trustees	Jean Beryl Jarvis (resigned 12.10.23)
Clerk to the trustees	Teresa Pottinger (appointed 13.10.23)

Principal place of business

6 Holywell Road
Wotton under Edge
Glos
GL12 7NJ

Independent Examiner

Mrs J Roberts
Willow Accountancy Ltd
Willow Cottage
Valley Road
Wotton under Edge
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GL12 7NP

Bank

Lloyds Bank
P O Box 1000
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TRUSTEES REPORT

The trustees present their report and financial statements for the year ended 31 December 2023.

OBJECTIVES AND ACTIVITIES

To provide accommodation for ten elderly, independent inhabitants (or close relatives of inhabitants) of the Parish of Wotton under Edge and members of the Church of England.

To maintain the ten cottages and gardens that comprise Miss Ann Bearpacker's Almshouses.

Achievements and performance

2023 has been a year of changes for the residents and trustees of the Anne Bearpacker Almshouses. We were all very saddened by the death in October of Beryl Jarvis who had been our longstanding clerk for over 20 years. She was a wonderful clerk and much loved by everyone at the Bearpacker's. She is sadly missed by us all.

Full occupancy has been achieved during 2023. There has been no change among our six lady and four gentleman residents. They continue to be self-sufficient and care and look out for each other.

The cottages are kept in good order by the residents and maintained by Glenn Wedlake, our super maintenance man and his two helpers. There have been no new major building works this year but lots of maintenance jobs to keep them busy.

Easter is a time of giving and the residents were delighted as always to receive their golden chocolate bunnies. Out of respect to Beryl the residents chose not to have their annual Christmas lunch out together. Instead Christmas hampers were given and residents were delighted, as they were by the Beavers carol singing visit.

We were very sad to also say goodbye in October to Jean Fryer who had been a trustee for 17 years. Jean would never forget a resident's birthday ensuring they always received a card. We are very grateful for all her help over the years and she will always remain a friend of the Bearpacker's.

We currently have five trustees and are therefore seeking one new trustee.

In October we were delighted to welcome Teresa Pottinger as she took on the role of clerk. She is doing an amazing job getting to know the residents and them her too. She is making sure that everything is in place so that our charity runs smoothly. The residents and trustees are so grateful Teresa has come to join us.

STRUCTURE, GOVERNANCE & MANAGEMENT

The Charity was founded in 1836 by Miss Ann Bearpacker. It is governed by a deed of trust granted on 07/02/1838 and by the Charity Commission initially on 11/07/1916 with further updates as required by the commission.

Trustees are appointed at any of the four general meetings by agreement of the Chairman and existing trustees. The Chairman is the Vicar of The Parish Church of St Mary the Virgin.

FINANCIAL REVIEW

Income is received in the form of monthly maintenance payments from the residents. Larger projects are funded from accumulated reserves. No major transfers from reserves were required this year. The costs of two replacement boilers were the largest expense which was covered by funds in the Lloyds Current Account. There was therefore no requirement for an annual increase in the weekly maintenance payments from the residents.

Budgeting for 2024 and 2025 has indicated a review of the weekly maintenance payments of a minimum of 2% to cover general increments in expenses during 2024.

Specific expenses are likely for:

- The replacement of two remaining older gas boilers.
- A review is currently being undertaken in the resident's kitchens which may mean installation of additional electrical sockets in some properties.
- One resident's bathroom may require a change of fittings (changing a bath into a walk in shower) to aid mobility purposes.
- A change in management of accounting system from manual to a known computer package will incur a small monthly additional cost.
- A re-evaluation of the buildings will be required as this has not been carried out for over 3 years
- Safeguarding is being reviewed so DBS training and certification for all Trustees and Clerk will incur a small administrative fee during 2024.

The Charity does not actively raise funds from the public.

The Charity made a surplus of £12,986 (loss of £57,214, 2022 due to significant repairs and maintenance to the roof).

Reserves Policy

Accumulated surpluses are held in COIF Charities Deposit Fund accounts for future large scale repairs and maintenance of the properties.

Going Concern

At the time of approving the financial statements the Trustees have a reasonable expectation that the charity has adequate resources to continue in the operational existence for the foreseeable future. Thus the Trustees continue to adopt the going concern basis of accounting in preparing the financial statements.

STATEMENT OF TRUSTEES RESPONSIBILITIES

The charity trustees are responsible for preparing a trustees annual report and financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the Trust deed. The Trustees are also responsible for safeguarding the assets of the Charity and hence taking reasonable steps for the prevention and detection of fraud and other irregularities.

Signed on behalf of the Charity’s trustees

Signed..... *Lesley Gillian Hewish*
signed on 28/10/2024, 15:06:30 GMT
Rev’d Lesley Hewish (Chair of trustees)

Date.....

Signatures' technical details

Signatures

vicar@tyndalebenefice.co.uk

28/10/2024, 15:06:30 GMT

Fingerprint

cb94c87fc183ceedf07ff3c91c2ff5c2cba009e6

Event log

10.50.10.236	24/10/2024, 10:54:03 BST Signing request created.
System	24/10/2024, 10:54:06 BST Notification sent to vicar@tyndalebenefice.co.uk.
System	28/10/2024, 15:05:39 GMT Signing page opened by signee vicar@tyndalebenefice.co.uk.
System	28/10/2024, 15:06:31 GMT Signee vicar@tyndalebenefice.co.uk signed document.
System	28/10/2024, 15:06:31 GMT Signing process completed.

Summary

Envelope's ID:	8ogg8e7d
Document's hash:	0e0f6927864d2ee820709fb8314731a000b9fc211463e0851d3800b73f90f643
Final stamp:	28/10/2024, 15:06:33 GMT

The Almshouses and Hospital of Miss Ann Bearpacker

Trustees Report and Unaudited Accounts

Charity number: 238708

31 December 2023

Verification QR Code



**The Almshouses or Hospital of Miss Ann Bearpacker
Independent Examiners Report**

Independent Examiner's Report to the trustees of The Almshouses or Hospital of Miss Ann Bearpacker

I report to the trustees on my examination of the financial statements of The Almshouses or Hospital of Miss Ann Bearpacker 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 financial statements in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's financial statements 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 can 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:

- the accounting records were not kept in respect of the charity as required by section 130 of the Act; or
- the financial statements do not accord with those records; or
- the financial statements do not comply with the applicable requirements concerning the form and content of financial statements set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the financial statements 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 financial statements to be reached.

Jo Roberts

signed on 21/10/2024, 16:47:12 BST

Joanne Roberts ACMA
Willow Accountancy Ltd
Willow Cottage, Valley Road
Wotton Under Edge
Glos
GL12 7NP
05 September 2024

The Almshouses or Hospital of Miss Ann Bearpacker
Statement of Financial Activities
for the year ended 31 December 2023

	Notes	Unrestricted funds 2023 £	Total funds 2023 £	Total funds 2022 £
Income and endowments from:				
Investments	2	7,736	7,736	1,852
Other	3	32,146	32,146	30,939
Total		39,882	39,882	32,791
Expenditure on:				
Other	4	26,896	26,896	90,005
Total		26,896	26,896	90,005
Net gains on investments		-	-	-
Net income/(expenditure)		12,986	12,986	(57,214)
Transfers between funds		-	-	-
Net income/(expenditure) before other gains/(losses)		12,986	12,986	(57,214)
Other gains and losses				
Net movement in funds		12,986	12,986	(57,214)
Reconciliation of funds:				
Total funds brought forward		703,469	703,469	760,683
Total funds carried forward		716,455	716,455	703,469

**The Almshouses or Hospital of Miss Ann Bearpacker
Balance Sheet**

at 31 December 2023

Charity No. 238708

	2023	2022
	£	£
Fixed assets		
Tangible assets	7 511,969	511,969
	<u>511,969</u>	<u>511,969</u>
Current assets		
Cash at bank and in hand	204,486	191,500
	<u>204,486</u>	<u>191,500</u>
Net current assets	204,486	191,500
Total assets less current liabilities	716,455	703,469
Net assets excluding pension asset or liability	<u>716,455</u>	<u>703,469</u>
Total net assets	<u><u>716,455</u></u>	<u><u>703,469</u></u>
The funds of the charity		
Unrestricted funds	8	
General funds	40,070	33,987
Designated funds	164,416	157,513
	<u>204,486</u>	<u>191,500</u>
Reserves	8	
Revaluation reserve	511,969	511,969
	<u>511,969</u>	<u>511,969</u>
Total funds	<u><u>716,455</u></u>	<u><u>703,469</u></u>

Approved by the trustees on 05 September 2024

And signed on their behalf by:

Lesley Gillian Hewish

L. Hewish (Chairman)

Trustee

05 September 2024

The Almshouses or Hospital of Miss Ann Bearpacker

Notes to the Accounts

for the year ended 31 December 2023

1 Accounting policies

Basis of preparation

The financial statements have been prepared in accordance with Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

Change in basis of accounting or to previous accounts

There has been no change to the accounting policies (valuation rules and method of accounting) since last year.

The balance sheet of the prior year (2022) has been restated to show the value of the Almshouses and land upon which they are built on the Balance Sheet and associated revaluation reserve.

Fund accounting

Unrestricted funds	These are available for use at the discretion of the trustees in furtherance of the general objects of the charity.
Designated funds	These are unrestricted funds earmarked by the trustees for particular purposes.
Revaluation funds	These are unrestricted funds which include a revaluation reserve representing the restatement of investment assets at their market values.
Restricted funds	These are available for use subject to restrictions imposed by the donor or through terms of an appeal.

Income

Recognition of income	Income is included in the Statement of Financial Activities (SoFA) when the charity becomes entitled to, and virtually certain to receive, the income and the amount of the income can be measured with sufficient reliability.
Income with related expenditure	Where income has related expenditure the income and related expenditure is reported gross in the SoFA.
Donations and legacies	Voluntary income received by way of grants, donations and gifts is included in the the SoFA when receivable and only when the Charity has unconditional entitlement to the income.
Tax reclaims on donations and gifts	Income from tax reclaims is included in the SoFA at the same time as the gift/donation to which it relates.
Donated services and facilities	These are only included in income (with an equivalent amount in expenditure) where the benefit to the Charity is reasonably quantifiable, measurable and material.
Volunteer help	The value of any volunteer help received is not included in the accounts.
Investment income	This is included in the accounts when receivable.
Gains/(losses) on revaluation of fixed assets	This includes any gain or loss resulting from revaluing investments to market value at the end of the year.
Gains/(losses) on investment assets	This includes any gain or loss on the sale of investments.

The Almshouses or Hospital of Miss Ann Bearpacker

Notes to the Accounts

Expenditure

Recognition of expenditure	Expenditure is recognised on an accruals basis. Expenditure includes any VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates.
Expenditure on raising funds	These comprise the costs associated with attracting voluntary income, fundraising trading costs and investment management costs.
Expenditure on charitable activities	These comprise the costs incurred by the Charity in the delivery of its activities and services in the furtherance of its objects, including the making of grants and governance costs.
Grants payable	All grant expenditure is accounted for on an actual paid basis plus an accrual for grants that have been approved by the trustees at the end of the year but not yet paid.
Governance costs	These include those costs associated with meeting the constitutional and statutory requirements of the Charity, including any audit/independent examination fees, costs linked to the strategic management of the Charity, together with a share of other administration costs.
Other expenditure	These are support costs not allocated to a particular activity.

Taxation

The charity is exempt from tax on its charitable activities.

Freehold investment property

Investment properties are measured initially at cost and subsequently at fair value when revalued approximately every three years. All gains or losses are taken to the revaluation reserve as they arise.

Trade and other debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and on hand, demand deposits with banks and other short-term highly liquid investments with original maturities of three months or less and bank overdrafts. In the statement of financial position, bank overdrafts are shown within borrowings or current liabilities. In the Statement of Cash Flows, cash and cash equivalents are shown net of bank overdrafts that are repayable on demand and form an integral part of the company's cash management.

Trade and other creditors

Short term creditors are measured at the transaction price. Other creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

Receipt of donated goods, facilities and services

All donated goods, facilities and services received are recognised within incoming resources and expenditure at an estimate of the value to the charity.

The Almshouses or Hospital of Miss Ann Bearpacker
Notes to the Accounts

2 Income from investments

	Unrestricted	Total 2023	Total 2022
	£	£	£
Interest received	7,736	7,736	1,852
	<u>7,736</u>	<u>7,736</u>	<u>1,852</u>

3 Other income

	Unrestricted	Total 2023	Total 2022
	£	£	£
Maintenance Contributions	32,146	32,146	30,939
	<u>32,146</u>	<u>32,146</u>	<u>30,939</u>

4 Other expenditure

	Unrestricted	Total 2023	Total 2022
	£	£	£
Employee costs	2,044	2,044	3,178
Premises costs	23,388	23,388	84,956
General administrative costs	1,104	1,104	1,871
Legal and professional costs	360	360	-
	<u>26,896</u>	<u>26,896</u>	<u>90,005</u>

5 Trustee remuneration and expenses

One or more of the trustees has been paid expenses in the current or prior periods.

	2023 Number	2022 Number
Number of trustees paid expenses	2	2

The nature of the reimbursed expenses

Trustees are reimbursed for out of pocket expenses incurred exclusively for the purpose of the Charity. Mr G Wedlake (Trustee) was paid £1,019 for expenses and £9,017 for services (2022: £6,281) in the period for maintenance of the properties and gardens plus associated expenses.

	£	£
Total expenses reimbursed to trustees	10,314	6,304

6 Staff costs

	2023	2022
Salaries and wages	2,044	3,178
	<u>2,044</u>	<u>3,178</u>

No employee received emoluments in excess of £60,000.

The Almshouses or Hospital of Miss Ann Bearpacker
Notes to the Accounts

7 Tangible fixed assets

	£	£
Cost or revaluation		
At 1 January 2023	511,969	511,969
At 31 December 2023	<u>511,969</u>	<u>511,969</u>
Net book values		
At 31 December 2023	<u>511,969</u>	<u>511,969</u>
At 31 December 2022	<u>511,969</u>	<u>511,969</u>
*(2022 Restated)		

* Prior year Fixed assets have been restated to include the value of Almshouse property and land upon which they are built

8 Movement in funds

	At 1 January 2023 (Restated)	Incoming resources (including other gains/losses) £	Resources expended £	At 31 December 2023 £
Restricted funds:				
Unrestricted funds:				
General funds	33,987	32,979	(26,896)	40,070
Designated funds:				
Cyclical Maintenance Fund	127,919	5,606	-	133,525
Extraordinary Repairs Fund	29,594	1,297	-	30,891
Total	<u>157,513</u>	<u>6,903</u>	<u>-</u>	<u>164,416</u>
Revaluation Reserves:				
Revaluation fund	511,969	-		511,969
Total revaluation reserves	<u>511,969</u>	<u>-</u>		<u>511,969</u>
Total funds	<u>703,469</u>	<u>39,882</u>	<u>(26,896)</u>	<u>716,455</u>

Purposes and restrictions in relation to the funds:

Revaluation reserves Represents the revaluation of the Almshouse properties and land upon which they are built

The prior period (2022) reserves have been restated to reflect the revaluation of the Almshouse property and land upon which they are built.

Designated funds:

Cyclical Maintenance Fund Periodic repair and maintenance of property
 Extraordinary Repairs Fund Substantial repair and maintenance of property

The Almshouses or Hospital of Miss Ann Bearpacker
Notes to the Accounts

9 Analysis of net assets between funds

	Unrestricted funds	Restricted funds	Total
	£	£	£
Fixed assets	-	511,969	511,969
Net current assets	40,070	164,416	204,486
	<u>40,070</u>	<u>676,385</u>	<u>716,455</u>

Signatures' technical details

Signatures

jo@willowaccountancy.co.uk

21/10/2024, 16:47:12 BST

Fingerprint

cf11a94c4c0f0212353f7dbf986d89603d6761e8

vicar@tyndalebenefice.co.uk

21/10/2024, 17:09:01 BST

Fingerprint

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Event log

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System 21/10/2024, 16:45:58 BST
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System 21/10/2024, 16:47:12 BST
Signee jo@willowaccountancy.co.uk signed document.

System 21/10/2024, 16:47:13 BST
Notification sent to vicar@tyndalebenefice.co.uk.

System 21/10/2024, 17:08:02 BST
Signing page opened by signee vicar@tyndalebenefice.co.uk.

System 21/10/2024, 17:09:01 BST
Signee vicar@tyndalebenefice.co.uk signed document.

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Signing process completed.

Summary

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Document's hash: a234204c7a01e013cc908d014ba6b537cf5157764d05c112aaf6270e89bf4c76

Final stamp: 21/10/2024, 17:09:04 BST

**The Almshouses or Hospital of Miss Ann Bearpacker
Independent Examiners Report**

Independent Examiner's Report to the trustees of The Almshouses or Hospital of Miss Ann Bearpacker

I report to the trustees on my examination of the financial statements of The Almshouses or Hospital of Miss Ann Bearpacker 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 financial statements in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's financial statements 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 can 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:

- the accounting records were not kept in respect of the charity as required by section 130 of the Act; or
- the financial statements do not accord with those records; or
- the financial statements do not comply with the applicable requirements concerning the form and content of financial statements set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the financial statements 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 financial statements to be reached.

Joanne Roberts ACMA
Willow Accountancy Ltd
Willow Cottage, Valley Road
Wotton Under Edge
Glos
GL12 7NP
05 September 2024

Verification QR Code



**The Almshouses or Hospital of Miss Ann Bearpacker
Independent Examiners Report**

Independent Examiner's Report to the trustees of The Almshouses or Hospital of Miss Ann Bearpacker

I report to the trustees on my examination of the financial statements of The Almshouses or Hospital of Miss Ann Bearpacker 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 financial statements in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's financial statements 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 can 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:

- the accounting records were not kept in respect of the charity as required by section 130 of the Act; or
- the financial statements do not accord with those records; or
- the financial statements do not comply with the applicable requirements concerning the form and content of financial statements set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the financial statements 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 financial statements to be reached.

Jo Roberts

signed on 21/10/2024, 16:47:12 BST

Joanne Roberts ACMA
Willow Accountancy Ltd
Willow Cottage, Valley Road
Wotton Under Edge
Glos
GL12 7NP
05 September 2024

The Almshouses or Hospital of Miss Ann Bearpacker
Statement of Financial Activities
for the year ended 31 December 2023

	Notes	Unrestricted funds 2023 £	Total funds 2023 £	Total funds 2022 £
Income and endowments from:				
Investments	2	7,736	7,736	1,852
Other	3	32,146	32,146	30,939
Total		39,882	39,882	32,791
Expenditure on:				
Other	4	26,896	26,896	90,005
Total		26,896	26,896	90,005
Net gains on investments		-	-	-
Net income/(expenditure)		12,986	12,986	(57,214)
Transfers between funds		-	-	-
Net income/(expenditure) before other gains/(losses)		12,986	12,986	(57,214)
Other gains and losses				
Net movement in funds		12,986	12,986	(57,214)
Reconciliation of funds:				
Total funds brought forward		703,469	703,469	760,683
Total funds carried forward		716,455	716,455	703,469

**The Almshouses or Hospital of Miss Ann Bearpacker
Balance Sheet**

at 31 December 2023

Charity No. 238708

	2023	2022
	£	£
Fixed assets		
Tangible assets	7 511,969	511,969
	<u>511,969</u>	<u>511,969</u>
Current assets		
Cash at bank and in hand	204,486	191,500
	<u>204,486</u>	<u>191,500</u>
Net current assets	204,486	191,500
Total assets less current liabilities	716,455	703,469
Net assets excluding pension asset or liability	<u>716,455</u>	<u>703,469</u>
Total net assets	<u><u>716,455</u></u>	<u><u>703,469</u></u>
The funds of the charity		
Unrestricted funds	8	
General funds	40,070	33,987
Designated funds	164,416	157,513
	<u>204,486</u>	<u>191,500</u>
Reserves	8	
Revaluation reserve	511,969	511,969
	<u>511,969</u>	<u>511,969</u>
Total funds	<u><u>716,455</u></u>	<u><u>703,469</u></u>

Approved by the trustees on 05 September 2024

And signed on their behalf by:

Lesley Gillian Hewish

L. Hewish (Chairman)

signed on 21/10/2024 17:09:01 BST

Trustee

05 September 2024

The Almshouses or Hospital of Miss Ann Bearpacker

Notes to the Accounts

for the year ended 31 December 2023

1 Accounting policies

Basis of preparation

The financial statements have been prepared in accordance with Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

Change in basis of accounting or to previous accounts

There has been no change to the accounting policies (valuation rules and method of accounting) since last year.

The balance sheet of the prior year (2022) has been restated to show the value of the Almshouses and land upon which they are built on the Balance Sheet and associated revaluation reserve.

Fund accounting

Unrestricted funds	These are available for use at the discretion of the trustees in furtherance of the general objects of the charity.
Designated funds	These are unrestricted funds earmarked by the trustees for particular purposes.
Revaluation funds	These are unrestricted funds which include a revaluation reserve representing the restatement of investment assets at their market values.
Restricted funds	These are available for use subject to restrictions imposed by the donor or through terms of an appeal.

Income

Recognition of income	Income is included in the Statement of Financial Activities (SoFA) when the charity becomes entitled to, and virtually certain to receive, the income and the amount of the income can be measured with sufficient reliability.
Income with related expenditure	Where income has related expenditure the income and related expenditure is reported gross in the SoFA.
Donations and legacies	Voluntary income received by way of grants, donations and gifts is included in the the SoFA when receivable and only when the Charity has unconditional entitlement to the income.
Tax reclaims on donations and gifts	Income from tax reclaims is included in the SoFA at the same time as the gift/donation to which it relates.
Donated services and facilities	These are only included in income (with an equivalent amount in expenditure) where the benefit to the Charity is reasonably quantifiable, measurable and material.
Volunteer help	The value of any volunteer help received is not included in the accounts.
Investment income	This is included in the accounts when receivable.
Gains/(losses) on revaluation of fixed assets	This includes any gain or loss resulting from revaluing investments to market value at the end of the year.
Gains/(losses) on investment assets	This includes any gain or loss on the sale of investments.

The Almshouses or Hospital of Miss Ann Bearpacker

Notes to the Accounts

Expenditure

Recognition of expenditure	Expenditure is recognised on an accruals basis. Expenditure includes any VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates.
Expenditure on raising funds	These comprise the costs associated with attracting voluntary income, fundraising trading costs and investment management costs.
Expenditure on charitable activities	These comprise the costs incurred by the Charity in the delivery of its activities and services in the furtherance of its objects, including the making of grants and governance costs.
Grants payable	All grant expenditure is accounted for on an actual paid basis plus an accrual for grants that have been approved by the trustees at the end of the year but not yet paid.
Governance costs	These include those costs associated with meeting the constitutional and statutory requirements of the Charity, including any audit/independent examination fees, costs linked to the strategic management of the Charity, together with a share of other administration costs.
Other expenditure	These are support costs not allocated to a particular activity.

Taxation

The charity is exempt from tax on its charitable activities.

Freehold investment property

Investment properties are measured initially at cost and subsequently at fair value when revalued approximately every three years. All gains or losses are taken to the revaluation reserve as they arise.

Trade and other debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and on hand, demand deposits with banks and other short-term highly liquid investments with original maturities of three months or less and bank overdrafts. In the statement of financial position, bank overdrafts are shown within borrowings or current liabilities. In the Statement of Cash Flows, cash and cash equivalents are shown net of bank overdrafts that are repayable on demand and form an integral part of the company's cash management.

Trade and other creditors

Short term creditors are measured at the transaction price. Other creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

Receipt of donated goods, facilities and services

All donated goods, facilities and services received are recognised within incoming resources and expenditure at an estimate of the value to the charity.

The Almshouses or Hospital of Miss Ann Bearpacker
Notes to the Accounts

2 Income from investments

	Unrestricted	Total 2023	Total 2022
	£	£	£
Interest received	7,736	7,736	1,852
	<u>7,736</u>	<u>7,736</u>	<u>1,852</u>

3 Other income

	Unrestricted	Total 2023	Total 2022
	£	£	£
Maintenance Contributions	32,146	32,146	30,939
	<u>32,146</u>	<u>32,146</u>	<u>30,939</u>

4 Other expenditure

	Unrestricted	Total 2023	Total 2022
	£	£	£
Employee costs	2,044	2,044	3,178
Premises costs	23,388	23,388	84,956
General administrative costs	1,104	1,104	1,871
Legal and professional costs	360	360	-
	<u>26,896</u>	<u>26,896</u>	<u>90,005</u>

5 Trustee remuneration and expenses

One or more of the trustees has been paid expenses in the current or prior periods.

	2023 Number	2022 Number
Number of trustees paid expenses	2	2

The nature of the reimbursed expenses

Trustees are reimbursed for out of pocket expenses incurred exclusively for the purpose of the Charity. Mr G Wedlake (Trustee) was paid £1,019 for expenses and £9,017 for services (2022: £6,281) in the period for maintenance of the properties and gardens plus associated expenses.

	£	£
Total expenses reimbursed to trustees	10,314	6,304

6 Staff costs

	2023	2022
Salaries and wages	2,044	3,178
	<u>2,044</u>	<u>3,178</u>

No employee received emoluments in excess of £60,000.

The Almshouses or Hospital of Miss Ann Bearpacker
Notes to the Accounts

7 Tangible fixed assets

	£	£
Cost or revaluation		
At 1 January 2023	511,969	511,969
At 31 December 2023	<u>511,969</u>	<u>511,969</u>
Net book values		
At 31 December 2023	<u>511,969</u>	<u>511,969</u>
At 31 December 2022	<u>511,969</u>	<u>511,969</u>
*(2022 Restated)		

* Prior year Fixed assets have been restated to include the value of Almshouse property and land upon which they are built

8 Movement in funds

	At 1 January 2023 (Restated)	Incoming resources (including other gains/losses) £	Resources expended £	At 31 December 2023 £
Restricted funds:				
Unrestricted funds:				
General funds	33,987	32,979	(26,896)	40,070
Designated funds:				
Cyclical Maintenance Fund	127,919	5,606	-	133,525
Extraordinary Repairs Fund	29,594	1,297	-	30,891
Total	<u>157,513</u>	<u>6,903</u>	<u>-</u>	<u>164,416</u>
Revaluation Reserves:				
Revaluation fund	511,969	-		511,969
Total revaluation reserves	<u>511,969</u>	<u>-</u>		<u>511,969</u>
Total funds	<u>703,469</u>	<u>39,882</u>	<u>(26,896)</u>	<u>716,455</u>

Purposes and restrictions in relation to the funds:

Revaluation reserves Represents the revaluation of the Almshouse properties and land upon which they are built

The prior period (2022) reserves have been restated to reflect the revaluation of the Almshouse property and land upon which they are built.

Designated funds:

Cyclical Maintenance Fund Periodic repair and maintenance of property
 Extraordinary Repairs Fund Substantial repair and maintenance of property

The Almshouses or Hospital of Miss Ann Bearpacker
Notes to the Accounts

9 Analysis of net assets between funds

	Unrestricted funds	Restricted funds	Total
	£	£	£
Fixed assets	-	511,969	511,969
Net current assets	40,070	164,416	204,486
	<u>40,070</u>	<u>676,385</u>	<u>716,455</u>

Signatures' technical details

Signatures

jo@willowaccountancy.co.uk

21/10/2024, 16:47:12 BST

Fingerprint

cf11a94c4c0f0212353f7dbf986d89603d6761e8

vicar@tyndalebenefice.co.uk

21/10/2024, 17:09:01 BST

Fingerprint

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Event log

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Signee jo@willowaccountancy.co.uk signed document.

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**The Almshouses or Hospital of Miss Ann Bearpacker
Independent Examiners Report**

Independent Examiner's Report to the trustees of The Almshouses or Hospital of Miss Ann Bearpacker

I report to the trustees on my examination of the financial statements of The Almshouses or Hospital of Miss Ann Bearpacker 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 financial statements in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's financial statements 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 can 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:

- the accounting records were not kept in respect of the charity as required by section 130 of the Act; or
- the financial statements do not accord with those records; or
- the financial statements do not comply with the applicable requirements concerning the form and content of financial statements set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the financial statements 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 financial statements to be reached.

Joanne Roberts ACMA
Willow Accountancy Ltd
Willow Cottage, Valley Road
Wotton Under Edge
Glos
GL12 7NP
05 September 2024

Verification QR Code



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THE ALMSHOUSES OR HOSPITAL OF MISS ANN BEARPACKER

England & Wales - Charity number 238708

Accounts

The Almshouses or Hospital of Miss Ann Bearpacker

Charity No. 238708

Trustees' Report and Unaudited Accounts

31 December 2022

The Almshouses or Hospital of Miss Ann Bearpacker
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Balance Sheet	6
Notes to the Accounts	7 to 11
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Ann Bearpackers Almshouses

The trustees present their report with the unaudited financial statements of the charity for the year ended 31 December 2022.

REFERENCE AND ADMINISTRATIVE DETAILS

Charity No. 238708

Principal Office

6 Holywell Road

Wotton under Edge

Glos

GL12 7NJ

Trustees

The following trustees served during the year:

A. Bell

R. Bernays (Appointed 01.12.2022)

R. Cooke (Chairman) (Resigned 4 October 2022)

S. Dove

J. Fryer

L. Hewish (Chairman) (Appointed 07.07.2022)

D. Moss

G. Wedlake

Key Management Personnel

Chair

Lesley Hewish

Clerk to the trustees

Jean Beryl Jarvis (resigned 12.10.23)

Clerk to the trustees

Teresa Pottinger (appointed 13.10.23)

Accountants

Willow Accountancy

Willow Accountancy Ltd

Willow Cottage, Valley Road

Wotton Under Edge

Glos

GL12 7NP

Bankers

Lloyds Bank

PO Box 1000

Andover

BX1 1LT

OBJECTIVES AND ACTIVITIES

To provide accommodation for ten elderly, independent inhabitants (or close relatives of inhabitants) of the Parish of Wotton under Edge and members of the Church of England.

To maintain the ten cottages and gardens that comprise Miss Ann Bearpacker's Almshouses.

The Almshouses or Hospital of Miss Ann Bearpacker
Trustees Annual Report

Income is received in the form of weekly maintenance payments from the residents. Larger projects are funded from accumulated reserves. The trust does not actively raise funds from the public.

ACHIEVEMENTS AND PERFORMANCE

Full occupation of 9 cottages throughout the year and a change of resident to one property. Continued substantial repair to roof of five cottages.

FINANCIAL REVIEW

The charity made a loss of £57,214 (surplus of £10,380, 2021) in the year. This loss is due to significant repairs and Maintenance to roof, guttering, chimney & associated insulation costing £71,322. This was funded by the transfer of £66,680 from the COIF Extraordinary Repairs fund.

Accumulated surpluses are held in COIF Charities Deposit Fund accounts for future large scale repairs and maintenance of the properties.

STRUCTURE, GOVERNANCE AND MANAGEMENT

The charity was founded in 1836 by Miss Ann Bearpacker. It is governed by a deed of trust granted on 07/02/1838 and by the Charity Commission initially on 11/07/1916 with further updates as required by the commission.

Trustees are appointed at any of the four general meetings by agreement of the Chairman and existing trustees. The Chairman is the Vicar of The Parish Church of St Mary the Virgin.

Statement of trustees' responsibilities in relation to the financial statements

The charity trustees are responsible for preparing a trustees' annual report and financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the Trust deed. The Trustees are also responsible for safeguarding the assets of the charity and hence taking reasonable steps for the prevention and detection of fraud and other irregularities.

Signed on behalf of the charity's trustees

lesley hewish

signed on 11/11/2023, 15:04:34 GMT

L. Hewish (Chairman)
Trustee
31 October 2023

The Almshouses or Hospital of Miss Ann Bearpacker
Independent Examiners Report

Independent Examiner's Report to the trustees of The Almshouses or Hospital of Miss Ann Bearpacker

I report to the trustees on my examination of the financial statements of The Almshouses or Hospital of Miss Ann Bearpacker for the year ended 31 December 2022 which comprise the Statement of Financial Activities, the Balance Sheet and the related notes.

Responsibilities and basis of report

As the charity's trustees you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 ('the Act'). The trustees consider that an audit is not required for this year under the Charities Act 2011, s.144(2) (the 2011 Act) and that an independent examination is needed.

I report in respect of my examination of the charity's financial statements 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 can 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:

- the accounting records were not kept in respect of the charity as required by section 130 of the Act; or
- the financial statements do not accord with those records; or
- the financial statements do not comply with the applicable requirements concerning the form and content of the financial statements set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the financial statements 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 financial statements to be reached.

Jo Roberts

Jo Roberts

signed on 06/11/2023, 08:31:40 GMT

ACMA

Willow Accountancy

Willow Accountancy Ltd

Willow Cottage, Valley Road

Wotton Under Edge

Glos

GL12 7NP

31 October 2023

The Almshouses or Hospital of Miss Ann Bearpacker
Statement of Financial Activities
for the year ended 31 December 2022

	Notes	Unrestricted funds 2022 £	Total funds 2022 £	Total funds 2021 £
Income and endowments from:				
Investments	3	1,852	1,852	28
Other	4	30,939	30,939	31,533
Total		32,791	32,791	31,561
Expenditure on:				
Other	5	90,005	90,005	21,181
Total		90,005	90,005	21,181
Net gains on investments		-	-	-
Net (expenditure)/income	6	(57,214)	(57,214)	10,380
Transfers between funds		-	-	-
Net (expenditure)/income before other gains/(losses)		(57,214)	(57,214)	10,380
Other gains and losses				
Net movement in funds		(57,214)	(57,214)	10,380
Reconciliation of funds:				
Total funds brought forward		248,714	248,714	238,334
Total funds carried forward		191,500	191,500	248,714

The Almshouses or Hospital of Miss Ann Bearpacker

Balance Sheet

at 31 December 2022

Charity No. 238708	2022	2021
	£	£
Current assets		
Cash at bank and in hand	191,500	248,714
	<u>191,500</u>	<u>248,714</u>
Net current assets	191,500	248,714
Total assets less current liabilities	<u>191,500</u>	<u>248,714</u>
Net assets excluding pension asset or liability	191,500	248,714
Total net assets	<u><u>191,500</u></u>	<u><u>248,714</u></u>
The funds of the charity		
Restricted funds	9	
Unrestricted funds	9	
General funds	33,987	34,180
Designated funds	157,513	214,534
	<u>191,500</u>	<u>248,714</u>
Reserves	9	
Total funds	<u><u>191,500</u></u>	<u><u>248,714</u></u>

Approved by the trustees on 31 October 2023

And signed on their behalf by:

L. Hewish (Chairman)
Trustee
31 October 2023

lesley hewish
signed on 11/11/2023, 15:04:34 GMT

1 Accounting policies

Basis of preparation

The financial statements have been prepared in accordance with Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

Change in basis of accounting or to previous accounts

There has been no change to the accounting policies (valuation rules and method of accounting) since last year and no changes have been made to accounts for previous years.

Fund accounting

Unrestricted funds These are available for use at the discretion of the trustees in furtherance of the general objects of the charity.

Designated funds These are unrestricted funds earmarked by the trustees for particular purposes.

Revaluation funds These are unrestricted funds which include a revaluation reserve representing the restatement of investment assets at their market values.

Restricted funds These are available for use subject to restrictions imposed by the donor or through terms of an appeal.

Income

Recognition of income Income is recognised on a cash basis.

Income with related expenditure Where income has related expenditure the income and related expenditure is reported gross in the SoFA.

Donations and legacies Voluntary income received by way of grants, donations and gifts is included in the the SoFA when receivable and only when the Charity has unconditional entitlement to the income.

Tax reclaims on donations and gifts Income from tax reclaims is included in the SoFA at the same time as the gift/donation to which it relates.

Donated services and facilities These are only included in income (with an equivalent amount in expenditure) where the benefit to the Charity is reasonably quantifiable, measurable and material.

Volunteer help The value of any volunteer help received is not included in the accounts.

Investment income This is included in the accounts when receivable.

Gains/(losses) on revaluation of fixed assets This includes any gain or loss resulting from revaluing investments to market value at the end of the year.

Gains/(losses) on investment assets This includes any gain or loss on the sale of investments.

The Almshouses or Hospital of Miss Ann Bearpacker

Notes to the Accounts

Expenditure

Recognition of expenditure	Expenditure is recognised on a cash basis.
Expenditure on raising funds	These comprise the costs associated with attracting voluntary income, fundraising trading costs and investment management costs.
Expenditure on charitable activities	These comprise the costs incurred by the Charity in the delivery of its activities and services in the furtherance of its objects, including the making of grants and governance costs.
Grants payable	All grant expenditure is accounted for on an actual paid basis plus an accrual for grants that have been approved by the trustees at the end of the year but not yet paid.
Governance costs	These include those costs associated with meeting the constitutional and statutory requirements of the Charity, including any audit/independent examination fees, costs linked to the strategic management of the Charity, together with a share of other administration costs.
Other expenditure	These are support costs not allocated to a particular activity.

Taxation

The charity is exempt from tax on its charitable activities.

Trade and other debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and on hand, demand deposits with banks and other short-term highly liquid investments with original maturities of three months or less and bank overdrafts. In the statement of financial position, bank overdrafts are shown within borrowings or current liabilities. In the Statement of Cash Flows, cash and cash equivalents are shown net of bank overdrafts that are repayable on demand and form an integral part of the company's cash management.

Trade and other creditors

Short term creditors are measured at the transaction price. Other creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

Receipt of donated goods, facilities and services

All donated goods, facilities and services received are recognised within incoming resources and expenditure at an estimate of the value to the charity.

2 Statement of Financial Activities - prior year

	Unrestricted funds 2021 £	Total funds 2021 £
Income and endowments from:		
Investments	28	28
Other	31,533	31,533
Total	<u>31,561</u>	<u>31,561</u>
Expenditure on:		
Other	21,181	21,181
Total	<u>21,181</u>	<u>21,181</u>
Net income	<u>10,380</u>	<u>10,380</u>
Net income before other gains/(losses)	10,380	10,380
Other gains and losses:		
Net movement in funds	<u>10,380</u>	<u>10,380</u>
Reconciliation of funds:		
Total funds brought forward	238,334	238,334
Total funds carried forward	<u><u>248,714</u></u>	<u><u>248,714</u></u>

3 Income from investments

	Unrestricted £	Total 2022 £	Total 2021 £
Interest received	1,852	1,852	28
	<u>1,852</u>	<u>1,852</u>	<u>28</u>

4 Other income

	Unrestricted £	Total 2022 £	Total 2021 £
Maintenance Contributions	30,939	30,939	31,533
	<u>30,939</u>	<u>30,939</u>	<u>31,533</u>

5 Other expenditure

	Unrestricted	Total 2022	Total 2021
	£	£	£
Employee costs	3,178	3,178	3,178
Premises costs	84,956	84,956	16,557
General administrative costs	1,871	1,871	1,446
	<u>90,005</u>	<u>90,005</u>	<u>21,181</u>

6 Net (expenditure)/income before transfers

	2022	2021
	£	£
This is stated after charging:		
Independent Examiner's fee	210	180

7 Trustee remuneration and expenses

One or more of the trustees has been paid expenses in the current or prior periods.

	2022 Number	2021 Number
Number of trustees paid expenses	2	1

The nature of the reimbursed expenses Trustees are reimbursed for out of pocket expenses incurred exclusively for the purpose of the Charity. Mr G Wedlake (Trustee) was paid £6,281 in the period for maintenance of the properties and gardens plus associated expenses.

	£	£
Total expenses reimbursed to trustees	6,304	56

8 Staff costs

	2022	2021
	£	£
Salaries and wages	3,178	3,178
	<u>3,178</u>	<u>3,178</u>

No employee received emoluments in excess of £60,000.

9 Movement in funds

	At 1 January 2022	Incoming resources (including other gains/losses) £	Resources expended £	Gross transfers £	At 31 December 2022 £
Restricted funds:					
Unrestricted funds:					
General funds	34,180	31,128	(90,005)	58,684	33,987
Designated funds:					
Cyclical Maintenance Fund	122,684	1,235	-	4,000	127,919
Extraordinary Repairs Fund	91,850	428	-	(62,684)	29,594
<i>Total</i>	<u>214,534</u>	<u>1,663</u>	<u>-</u>	<u>(58,684)</u>	<u>157,513</u>
Total funds	<u>248,714</u>	<u>32,791</u>	<u>(90,005)</u>	<u>-</u>	<u>191,500</u>

Purposes and restrictions in relation to the funds:

Designated funds:

Cyclical Maintenance Fund Periodic repair and maintenance of property

Extraordinary Repairs Fund Substantial repair and maintenance of property

10 Analysis of net assets between funds

	Unrestricted funds £	Restricted funds £	Total £
Net current assets	33,987	157,513	191,500
	<u>33,987</u>	<u>157,513</u>	<u>191,500</u>

11 Reconciliation of net debt

	At 1 January 2022 £	Cash flows £	At 31 December 2022 £
Cash and cash equivalents	248,714	(57,214)	191,500
	<u>248,714</u>	<u>(57,214)</u>	<u>191,500</u>
Net debt	<u>248,714</u>	<u>(57,214)</u>	<u>191,500</u>

The Almshouses or Hospital of Miss Ann Bearpacker
Detailed Statement of Financial Activities
for the year ended 31 December 2022

	Unrestricted funds 2022 £	Total funds 2022 £	Total funds 2021 £
Income and endowments from:			
Investments			
Interest received	1,852	1,852	28
	<u>1,852</u>	<u>1,852</u>	<u>28</u>
Other			
Maintenance Contributions	30,939	30,939	31,533
	<u>30,939</u>	<u>30,939</u>	<u>31,533</u>
Total income and endowments	32,791	32,791	31,561
Expenditure on:			
Employee costs			
Salaries/wages	3,178	3,178	3,178
	<u>3,178</u>	<u>3,178</u>	<u>3,178</u>
Premises costs			
Rates	1,224	1,224	1,142
Light, heat and power	3,370	3,370	3,511
Premises insurances	1,136	1,136	1,044
Premises repairs and maintenance	70,185	70,185	7,133
Other premises costs	9,041	9,041	3,727
	<u>84,956</u>	<u>84,956</u>	<u>16,557</u>
General administrative costs, including depreciation and amortisation			
Stationery and printing	-	-	40
Subscriptions	544	544	871
Sundry expenses	1,327	1,327	535
	<u>1,871</u>	<u>1,871</u>	<u>1,446</u>
Total of expenditure of other costs	90,005	90,005	21,181
Total expenditure	90,005	90,005	21,181
Net gains on investments	-	-	-
	<u>(57,214)</u>	<u>(57,214)</u>	<u>10,380</u>
Net (expenditure)/income			
Net (expenditure)/income before other gains/(losses)	(57,214)	(57,214)	10,380
Other Gains	-	-	-
	<u>(57,214)</u>	<u>(57,214)</u>	<u>10,380</u>
Net movement in funds	(57,214)	(57,214)	10,380
Reconciliation of funds:			

The Almshouses or Hospital of Miss Ann Bearpacker
Detailed Statement of Financial Activities

Total funds brought forward	248,714	248,714	238,334
Total funds carried forward	<u>191,500</u>	<u>191,500</u>	<u>248,714</u>

Signatures' technical details

Signatures

jo@willowaccountancy.co.uk

06/11/2023, 08:31:40 GMT

Fingerprint

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vicar@tyndalebenefice.co.uk

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System 11/11/2023, 15:04:34 GMT
Signee vicar@tyndalebenefice.co.uk signed document.

System 11/11/2023, 15:04:34 GMT
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Summary

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Final stamp: 11/11/2023, 15:04:36 GMT

The Almshouses or Hospital of Miss Ann Bearpacker
Charity No. 238708
Trustees' Report and Unaudited Accounts
31 December 2022

Verification QR Code



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THE ALMSHOUSES OR HOSPITAL OF MISS ANN BEARPACKER

England & Wales - Charity number 238708

Accounts

Trustees' Annual Report
Independent Examiner's Report
Statement of Financial Activities
Balance Sheet
Notes to the Accounts

The Almshouses or Hospital of Miss Ann Bearpacker

Charity No. 238708

Trustees' Report and Unaudited Accounts

31 December 2021

The Almshouses or Hospital of Miss Ann Bearpacker
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**The Almshouses or Hospital of Miss Ann Bearpacker
Trustees Annual Report**

Ann Bearpackers Almshouses

The trustees present their report with the unaudited financial statements of the charity for the year ended 31 December 2021.

REFERENCE AND ADMINISTRATIVE DETAILS

Charity No. 238708

Principal Office

26 Parklands
Wotton under Edge
Glos
GL12 7LT

Trustees

The following trustees served during the year:

- A. Bell
- R. Cooke (Chairman)
- S. Dove
- J. Fryer
- D. Moss
- G. Wedlake

Key Management Personnel

Clerk to the trustees Jean Beryl Jarvis

Accountants

Willow Accountancy
Willow Cottage
Valley Road
Wotton Under Edge
Glos
GL12 7NP

OBJECTIVES AND ACTIVITIES

To provide accommodation for ten elderly inhabitants (or close relatives of inhabitants) of the Parish of Wotton under Edge and members of the Church of England.

To maintain the ten cottages that comprise Miss Ann Bearpacker's Almshouses.

The trust does not raise funds from the public. Income is received in the form of weekly maintenance payments from the residents. Larger projects are funded from accumulated reserves.

ACHIEVEMENTS AND PERFORMANCE

Full occupation of cottages throughout the year. Repair to roof of five cottages and new gate installation.

FINANCIAL REVIEW

The charity made a surplus of £10,830 in the year (£14,034, 2020). The reduced level of surplus this year is largely due to the additional expenditure on the roof and gates.

The Almshouses or Hospital of Miss Ann Bearpacker

Trustees Annual Report

Accumulated surpluses are held in COIF Charities Deposit Fund accounts for future large scale repairs and maintenance of the properties.

STRUCTURE, GOVERNANCE AND MANAGEMENT

The charity was founded in 1836 by Miss Ann Bearpacker. It is governed by a deed of trust granted on 07/02/1838 and by the Charity Commission initially on 11/07/1916 with further updates as required by the commission.

Trustees are appointed at any of the four general meetings by agreement of the Chairman and existing trustees. The Chairman is the Vicar of The Parish Church of St Mary the Virgin.

Statement of trustees' responsibilities in relation to the financial statements

The charity trustees are responsible for preparing a trustees' annual report and financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act 2011, the applicable Charities (Accounts and Reports) Regulations, and the provisions of the Trust deed. The Trustees are also responsible for safeguarding the assets of the charity and hence taking reasonable steps for the prevention and detection of fraud and other irregularities.

Signed on behalf of the charity's trustees

R. Cooke (Chairman)
Trustee
31 December 2021

**The Almshouses or Hospital of Miss Ann Bearpacker
Independent Examiners Report**

Independent Examiner's Report to the trustees of The Almshouses or Hospital of Miss Ann Bearpacker

I report to the trustees on my examination of the financial statements of The Almshouses or Hospital of Miss Ann Bearpacker for the year ended 31 December 2021 which comprise the Statement of Financial Activities, the Balance Sheet and the related notes.

Responsibilities and basis of report

As the charity's trustees you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011('the Act'). The trustees consider that an audit is not required for this year under the Charities Act 2011, s.144(2) (the 2011 Act) and that an independent examination is needed.

I report in respect of my examination of the charity's financial statements 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 can 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:

- the accounting records were not kept in respect of the charity as required by section 130 of the Act; or
- the financial statements do not accord with those records; or
- the financial statements do not comply with the applicable requirements concerning the form and content of the financial statements set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the financial statements 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 financial statements to be reached.

Jo Roberts
Chartered Institute of Management Accountants (CIMA)
Willow Accountancy
Willow Cottage
Valley Road
Wotton Under Edge
Glos
GL12 7NP
31 December 2021

The Almshouses or Hospital of Miss Ann Bearpacker

Statement of Financial Activities

for the year ended 31 December 2021

		Unrestricted		
		funds	Total funds	Total funds
		2021	2021	2020
	Notes	£	£	£
Income and endowments				
from:				
Donations and legacies	3	-	-	83
Investments	4	28	28	578
Other	5	31,533	31,533	30,032
Total		31,561	31,561	30,693
Expenditure on:				
Other	6	21,181	21,181	16,659
Total		21,181	21,181	16,659
Net gains on investments		-	-	-
Net income		10,380	10,380	14,034
Transfers between funds		-	-	-
Net income before other gains/ (losses)		10,380	10,380	14,034
Other gains and losses				
Net movement in funds		10,380	10,380	14,034
Reconciliation of funds:				
Total funds brought forward		238,334	238,334	224,299
Total funds carried forward		248,714	248,714	238,333

The Almshouses or Hospital of Miss Ann Bearpacker

Balance Sheet

at 31 December 2021

Charity No. 238708

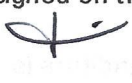
	2021	2020
	£	£
Current assets		
Cash at bank and in hand	248,714	238,333
	<u>248,714</u>	<u>238,333</u>
Net current assets	248,714	238,333
Total assets less current liabilities	248,714	238,333
Net assets excluding pension asset or liability	248,714	238,333
Total net assets	<u>248,714</u>	<u>238,333</u>

The funds of the charity

Restricted funds	9	
Unrestricted funds	9	
General funds	34,180	23,824
Designated funds	214,534	214,510
	<u>248,714</u>	<u>238,334</u>
Reserves	9	
Total funds	<u>248,714</u>	<u>238,334</u>

Approved by the trustees on 31 December 2021

And signed on their behalf by:

 (J B JARVIS)

P.P.

R. Cooke (Chairman)

Trustee

31 December 2021

1 Accounting policies

Basis of preparation

The financial statements have been prepared in accordance with Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued on 16 July 2014 and the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102) and the Charities Act 2011.

Change in basis of accounting or to previous accounts

There has been no change to the accounting policies (valuation rules and method of accounting) since last year and no changes have been made to accounts for previous years.

Fund accounting

Unrestricted funds	These are available for use at the discretion of the trustees in furtherance of the general objects of the charity.
Designated funds	These are unrestricted funds earmarked by the trustees for particular purposes.
Revaluation funds	These are unrestricted funds which include a revaluation reserve representing the restatement of investment assets at their market values.
Restricted funds	These are available for use subject to restrictions imposed by the donor or through terms of an appeal.

Income

Recognition of income	Income is included in the Statement of Financial Activities (SoFA) when the charity becomes entitled to, and virtually certain to receive, the income and the amount of the income can be measured with sufficient reliability.
Income with related expenditure	Where income has related expenditure the income and related expenditure is reported gross in the SoFA.
Donations and legacies	Voluntary income received by way of grants, donations and gifts is included in the the SoFA when receivable and only when the Charity has unconditional entitlement to the income.
Tax reclaims on donations and gifts	Income from tax reclaims is included in the SoFA at the same time as the gift/donation to which it relates.
Donated services and facilities	These are only included in income (with an equivalent amount in expenditure) where the benefit to the Charity is reasonably quantifiable, measurable and material.
Volunteer help	The value of any volunteer help received is not included in the accounts.
Investment income	This is included in the accounts when receivable.
Gains/ (losses) on revaluation of fixed assets	This includes any gain or loss resulting from revaluing investments to market value at the end of the year.
Gains/ (losses) on investment assets	This includes any gain or loss on the sale of investments.

Notes to the Accounts

Expenditure

Recognition of expenditure	Expenditure is recognised on an accruals basis. Expenditure includes any VAT which cannot be fully recovered, and is reported as part of the expenditure to which it relates.
Expenditure on raising funds	These comprise the costs associated with attracting voluntary income, fundraising trading costs and investment management costs.
Expenditure on charitable activities	These comprise the costs incurred by the Charity in the delivery of its activities and services in the furtherance of its objects, including the making of grants and governance costs.
Grants payable	All grant expenditure is accounted for on an actual paid basis plus an accrual for grants that have been approved by the trustees at the end of the year but not yet paid.
Governance costs	These include those costs associated with meeting the constitutional and statutory requirements of the Charity, including any audit/independent examination fees, costs linked to the strategic management of the Charity, together with a share of other administration costs.
Other expenditure	These are support costs not allocated to a particular activity.

Taxation

The charity is exempt from tax on its charitable activities.

Cash and cash equivalents

Cash and cash equivalents comprise cash at bank and on hand, demand deposits with banks and other short-term highly liquid investments with original maturities of three months or less and bank overdrafts. In the statement of financial position, bank overdrafts are shown within borrowings or current liabilities. In the Statement of Cash Flows, cash and cash equivalents are shown net of bank overdrafts that are repayable on demand and form an integral part of the company's cash management.

Receipt of donated goods, facilities and services

All donated goods, facilities and services received are recognised within incoming resources and expenditure at an estimate of the value to the charity.

The Almshouses or Hospital of Miss Ann Bearpacker

Notes to the Accounts

2 Statement of Financial Activities - prior year

	Unrestricted funds 2020 £	Total funds 2020 £
Income and endowments from:		
Charitable activities	238,334	238,334
Total	<u>238,334</u>	<u>238,334</u>
Net income	<u>238,334</u>	<u>238,334</u>
Net income before other gains/ (losses)	238,334	238,334
Other gains and losses:		
Net movement in funds	<u>238,334</u>	<u>238,334</u>
Reconciliation of funds:		
Total funds carried forward	<u>238,334</u>	<u>238,334</u>

3 Income from donations and legacies

	Total 2021 £	Total 2020 £
	-	83
	<u>-</u>	<u>83</u>

4 Income from investments

	Unrestricted 2021 £	Total 2021 £	Total 2020 £
Interest received	28	28	578
	<u>28</u>	<u>28</u>	<u>578</u>

5 Other income

	Unrestricted 2021 £	Total 2021 £	Total 2020 £
Maintenance Contributions	31,533	31,533	30,032
	<u>31,533</u>	<u>31,533</u>	<u>30,032</u>

Notes to the Accounts

6 Other expenditure

	Unrestricted	Total	Total
		2021	2020
	£	£	£
Employee costs	3,178	3,178	3,178
Premises costs	16,557	16,557	12,307
General administrative costs	1,446	1,446	1,174
	<u>21,181</u>	<u>21,181</u>	<u>16,659</u>

7 Trustee remuneration and expenses

One or more of the trustees has been paid expenses in the current or prior periods.

	2021	2020
	Number	Number
Number of trustees paid expenses	1	1
The nature of the reimbursed expenses	Trustees are reimbursed for out of pocket expenses incurred exclusively for the purpose of the Charity	
	£	£
Total expenses reimbursed to trustees	56	-

8 Staff costs

	2021	2020
Salaries and wages	3,178	3,178
	<u>3,178</u>	<u>3,178</u>

No employee received emoluments in excess of £60,000.

Notes to the Accounts

9 Movement in funds

	At 1 January 2021	Incoming resources (including other gains/ losses) £	Resources expended £	At 31 December 2021 £
Restricted funds:				
Unrestricted funds:				
General funds	23,824	31,537	(21,181)	34,180
Designated funds:				
Cyclical Maintenance Fund	122,670	14	-	122,684
Extraordinary Repairs Fund	91,840	10	-	91,850
Total	<u>214,510</u>	<u>24</u>	<u>-</u>	<u>214,534</u>
Total funds	<u>238,334</u>	<u>31,561</u>	<u>(21,181)</u>	<u>248,714</u>

Purposes and restrictions in relation to the funds:

Designated funds:

Cyclical Maintenance Fund Significant repair and maintenance of property

Extraordinary Repairs Fund Significant repair and maintenance of property

10 Analysis of net assets between funds

	Unrestricted funds £	Restricted funds £	Total £
Net current assets	34,141	214,573	248,714
	<u>34,141</u>	<u>214,573</u>	<u>248,714</u>

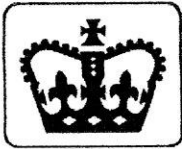
11 Reconciliation of net debt

	At 1 January 2021 £	Cash flows £	At 31 December 2021 £
Cash and cash equivalents	238,333	10,381	248,714
	<u>238,333</u>	<u>10,381</u>	<u>248,714</u>
Net debt	<u>238,333</u>	<u>10,381</u>	<u>248,714</u>

THE ALMSHOUSES OR HOSPITAL OF MISS ANN BEARPACKER

England & Wales - Charity number 238708

Accounts



**Report to the trustees/
members of**

Ann Bearpackers Almshouses Trust

**On accounts for the year
ended**

31st December 2020

**Charity no
(if any)**

238708

Set out on pages

1-5 (3-5 accounts)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31st December 2018.

**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 2011 Act and in carrying out my examination, I have followed 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 (other than that disclosed below *) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

** Please delete the words in the brackets if they do not apply.*

Signed:

Date:

18.10.21

Name:

Mrs J Roberts

**Relevant professional
qualification(s) or body
(if any):**

Chartered Management Accountant

Address:

Willow Cottage, Valley Road, Wotton Under Edge, Glos GL12 7NP

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.



**Ann Bearpackers Almshouses
Receipts and Payments Account
Year Ended 31 December 2020**

	2020	2019
<u>Receipts</u>		
Weekly Maintenance contributions	30,032	30,499
Bank and deposit account interest	578	1,222
TV License Fees	83	8
Donations	30,692	31,729
<u>Payments</u>		
Service contracts/Central heating	2,846	2,707
Building repairs	2,703	5,121
Replacements: carpets etc.	379	2,213
Electrical repairs	0	270
Building Insurance	1,015	1,082
Water Rates	1,138	1,151
Launderette/Electricity	653	636
Communal Garden	3,573	3,037
Trustees Insurance	0	134
Clerks Salary	3,178	3,090
Lifeline	341	157
Almshouses Association	189	180
Sundries/TV Licenses	384	38
Printing/Stationery/Postage	15	57
Outings and events	245	450
Empty cottage costs	0	35
	16,657	20,361
Excess Receipts/Payments	14,034	11,368

**Ann Bearpackers Almshouses
Balance Sheet
Year Ended 31 December 2020**

	2020	2019
<u>Current Account</u>		
Lloyds Bank	4,380	8,915
C.O.I.F Deposit Account	19,390	19,390
Cash in Hand	55	12
	<u>23,826</u>	<u>28,318</u>
<u>Deposit Accounts</u>		
C.O.I.F Cyclical Maintenance Fund	122,669	113,365
C.O.I.F Extraordinary Repairs Fund	91,839	82,616
	<u>214,508</u>	<u>195,982</u>
Total Assets	<u><u>238,334</u></u>	<u><u>224,299</u></u>
<u>Reserves</u>		
Total Funds BF	224,299	212,931
Excess payments/receipts	14,034	11,368
	<u><u>238,334</u></u>	<u><u>224,299</u></u>

**Ann Bearpackers Almshouses
Reserve Account
Year Ended 31 December 2020**

	2020	2019
<u>Building Reserve Fund</u>		
Balance BF	28,317	24,034
Excess Payments over receipts	14,034	11,368
Less interest	(578)	(1,222)
Inter bank transfers	(18,000)	(6,000)
Interest	51	137
Balance CF	<u><u>23,824</u></u>	<u><u>28,317</u></u>
 <u>Cyclical Maintenance Fund</u>		
Balance BF	113,366	109,736
Inter bank transfers	9,000	3,000
Interest	304	630
Balance CF	<u><u>122,670</u></u>	<u><u>113,366</u></u>
 <u>Extraordinary Repair Fund</u>		
Balance BF	82,617	79,161
Inter bank transfers	9,000	3,000
Interest	223	456
Balance CF	<u><u>91,840</u></u>	<u><u>82,617</u></u>

