

The Almshouses or Hospital of Miss Ann Bearpacker

Charity No. 238708

Trustees' Report and Unaudited Accounts

31 December 2022

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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 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>191,500</u>	<u>248,714</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>191,500</u>	<u>248,714</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

for the year ended 31 December 2022

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.

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>248,714</u>	<u>248,714</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	<u>3,178</u>	<u>3,178</u>
	<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			
	<u>(57,214)</u>	<u>(57,214)</u>	<u>10,380</u>
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

33350d0426cb5165f93b0c5ba728815873dc3172

vicar@tyndalebenefice.co.uk

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

Fingerprint

e7338e4e63bce84847d53b7ffd52232e13f73b75

Event log

10.50.11.45	06/11/2023, 08:29:43 GMT Signing request created.
System	06/11/2023, 08:29:45 GMT Notification sent to jo@willowaccountancy.co.uk.
System	06/11/2023, 08:30:17 GMT Signing page opened by signee jo@willowaccountancy.co.uk.
System	06/11/2023, 08:31:40 GMT Signee jo@willowaccountancy.co.uk signed document.
System	06/11/2023, 08:31:41 GMT Notification sent to vicar@tyndalebenefice.co.uk.
System	11/11/2023, 15:03:29 GMT Signing page opened by signee vicar@tyndalebenefice.co.uk.
System	11/11/2023, 15:04:34 GMT Signee vicar@tyndalebenefice.co.uk signed document.
System	11/11/2023, 15:04:34 GMT Signing process completed.

Summary

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Document's hash:	71bdea59f42f1a2fb09f616c8e3a7c7ee73bbad1e727591d452657c279e78e5a
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The Almshouses or Hospital of Miss Ann Bearparker

Charity No. 238708

Trustees' Report and Unaudited Accounts

31 December 2022

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