

The Almshouses and Hospital of Miss Ann Bearpacker

Trustees Report and Unaudited Accounts

Charity number: 238708

31 December 2023

Contents

Reference and Administrative Details	2
Trustees Report	3
Independent Examiner's Report	6
Statement of Financial Activities (including Income & Expenditure account)	7
Balance Sheet	8
Notes to Financial Statements	9

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
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 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

Date.....

Rev'd Lesley Hewish (Chair of trustees)

Signatures' technical details

Signatures

vicar@tyndalebenefice.co.uk	Fingerprint
28/10/2024, 15:06:30 GMT	cb94c87fc183ceedf07ff3c91c2ff5c2cba009e6

Event log

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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.
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Summary

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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

		Unrestricted	Total funds	Total funds
		funds	2023	2022
		2023	2023	2022
	Notes	£	£	£
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>716,455</u>	<u>703,469</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>716,455</u>	<u>703,469</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	Fingerprint
21/10/2024, 16:47:12 BST	cf11a94c4c0f0212353f7dbf986d89603d6761e8
vicar@tyndalebenefice.co.uk	Fingerprint
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Event log

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

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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



MyDocSafe

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.

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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

		Unrestricted	Total funds	Total funds
		funds	2023	2022
		2023	2023	2022
	Notes	£	£	£
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		<u>716,455</u>	<u>703,469</u>
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	Fingerprint
21/10/2024, 16:47:12 BST	cf11a94c4c0f0212353f7dbf986d89603d6761e8
vicar@tyndalebenefice.co.uk	Fingerprint
21/10/2024, 17:09:01 BST	5a4fc73dc7c34b127449e32f85f86d86639c8faa

Event log

10.50.10.236	21/10/2024, 16:45:55 BST Signing request created.
System	21/10/2024, 16:45:58 BST Notification sent to jo@willowaccountancy.co.uk.
System	21/10/2024, 16:46:06 BST Signing page opened by signee jo@willowaccountancy.co.uk.
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.
System	21/10/2024, 17:09:01 BST Signing process completed.

Summary

Envelope's ID:	8h3c8hmj
Document's hash:	a234204c7a01e013cc908d014ba6b537cf5157764d05c112aaf6270e89bf4c76
Final stamp:	21/10/2024, 17:09:04 BST

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

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