

CHIPPING NORTON WELFARE CHARITIES

England & Wales · Charity number 238991

Details

Status Registered

Legal form Other

Registered 1989-03-30

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

Contact

Address The Guildhall
Chipping Norton
Oxon
OX7 5NJ

Phone 01608642341

Email townclerk@chippingnorton-tc.gov.uk

Activities

Objects: SEE INDIVIDUAL CONSTITUENTS

Activities: The Welfare Charities provides accommodation for the poor and elderly people of Chipping Norton and makes grants to persons in need.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** The Prevention Or Relief Of Poverty, Accommodation/housing
- **Who:** Elderly/old People

Geography

- **Area of benefit:** ANCIENT PARISH OF CHIPPING NORTON
- Oxfordshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£43,801	£28,484	-	-
2024-03-31	£43,207	£33,335	-	-
2023-03-31	£50,330	£30,959	-	-
2022-03-31	£48,339	£30,818	-	-
2021-03-31	£46,509	£18,177	-	-

Trustees

Name	Role	Appointed
MARTIN JARRATT	Chair	2011-06-15
CLLR CHRISTOPHER BUTTERWORTH		2011-06-15
GLEN PASHLEY		2014-06-15
PAT LAKE		2014-06-15
Peter Smith		2023-10-16
Rev JAMES KENNEDY		2014-02-03
Richard Benfield		2015-05-01
Sandra June COLEMAN		2019-06-17

Linked charities

- CHIPPING NORTON RELIEF IN NEED CHARITY (238991-1)
- CHIPPING NORTON ALMSHOUSE CHARITY (238991-2)
- THOMAS WEST (238991-3)
- GEORGE ANSTICE (238991-4)
- MARIA KINGDON (238991-5)
- WILLIAM THOMAS (238991-6)
- EDMUND VADE (238991-7)
- SIR JOHN WALTER AND OTHERS (238991-8)

CHIPPING NORTON WELFARE CHARITIES

England & Wales - Charity number 238991

Accounts

Chipping Norton Welfare Charities.

Report for period 1/4/24 - 31/3/25

The Charity has property consisting of four grade two* listed Almshouses , four flats, one bungalow , one house and income from two agricultural fields .

The Trustees held four meetings during the year.

A programme of maintenance on a number of the properties , managed by local agents King & Woolley, has been undertaken including painting of the Almshouses .

During the year a number of charitable disbursements totalling £12,321 were made to local people in need.

Most of the grant applications were used for purchasing floor coverings (8/10 applications) ,with the rest for white goods (2/10 applications)

There were five referring agencies which applied to the Charity over the last financial year .

Martin Jarratt

Independent examiner's report to the Trustees of Chipping Norton Welfare Charities

I report to the trustees on my examination of the above charity ('the Trust') for the year ended 31 March 2025.

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 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.



Trevor Gill

The Thatches
Avon Dassett
Southam
Warwickshire
CV47 2AT

Date; Sunday, August 10, 2025

CHIPPING NORTON WELFARE CHARITIES - RECEIPTS AND PAYMENTS REPORT

Monday, 31 March, 2025

Receipts	
Church Street	£12,465.30
Horse Fair	£11,305.50
Park Road	£7,463.00
Dickenson Court	£6,241.32
Southcombe Rent	£0.00
Grant from Southcombe Charity	£0.00
Sibford Gower OS 36	£0.00
Land Rent	£0.00
Insurance Claim	£0.00
C.Tax Refund	£0.00
Electricity Refund	£0.00
British Gas Refund	£0.00
COIF Deposit Interest Retained	£6,260.72
Investment Income	
C&G Plc	£0.00
Dividends COIF	£65.50
2.5% Stock	£0.00
Total Receipts	£43,801.34

Payments	
Repairs Church Street	(£575.00)
Repairs Horse Fair	(£11,106.98)
Repairs Park Road	(£135.00)
Repairs Dickenson Court	£0.00
Deposit Return	£0.00
Project Management	£0.00
Electricity - Church Street	(£1,774.25)
Electricity - Horse Fair	(£896.67)
Gas Park Rd	£0.00
Gas Horsefair	£0.00
Professional Fees	£0.00
Insurance	(£2,911.59)
Water Rates Horse Fair	(£719.50)
TV Licence	£0.00
Appello Care Line	£0.00
Charitable Assistance	(£5,278.66)
Surveyor's Fees	£0.00
NAA Subs	(£353.00)
Audit fee	(£420.00)
Admin Charges (CNTC)	(£2,895.00)
Bank charges	(£71.40)
Storage Box	£0.00
Postage	£0.00
Land Registry	£0.00
Contract	(£229.36)
Rent Refund (Stroud)	£0.00
Legal Fees	£0.00
King & Woolley (Lease/licences)	(£960.00)
Post Box/ Batteries	£0.00
Garden bins	(£157.50)
Total Payments	(£28,483.91)

CASH AND INVESTMENTS

Cash

Unity Trust Bank	£83,146.65
COIF Deposit Account	£132,638.44
Total Cash	£215,785.09

Investments

COIF Income - Alms House Charity	£1,194.75
COIF Income - Relief in Need Charity	£1,194.75
COIF Accumulation (Investment Account)	£38,198.86
Naa Accumulation (M&G)	£13,020.53
Black Rock	£112,418.24
Total Investments	£166,027.13

Total Funds £381,812.22

CHIPPING NORTON WELFARE CHARITIES - RECEIPTS AND PAYMENTS

RECEIPTS AND PAYMENTS ACCOUNT YEAR TO DATE Monday, 31 March, 2025

Receipts	Year to Date	Payments	Year to Date
Church Street	£12,465.30	Repairs Church Street	(£575.00)
Horse Fair	£11,305.50	Repairs Horse Fair	(£11,106.98)
Park Road	£7,463.00	Repairs Park Road	(£135.00)
Dickenson Court	£6,241.32	Repairs Dickenson Court	£0.00
Southcombe Rent	£0.00	Deposit Return	£0.00
Grant from Southcombe Charity	£0.00	Project Management	£0.00
Sibford Gower OS 36	£0.00	Electricity - Church Street	(£1,774.25)
Land Rent	£0.00	Electricity - Horse Fair	(£896.67)
Insurance Claim	£0.00	Gas Park Rd	£0.00
C.Tax Refund	£0.00	Gas Horsefair	£0.00
Electricity Refund	£0.00	Professional Fees	£0.00
British Gas Refund	£0.00	Insurance	(£2,911.59)
COIF Deposit accounts	£6,260.72	Water Rates Horse Fair	(£719.50)
Investment Income		TV Licence	£0.00
C&G Plc	£0.00	Appello Care Line	£0.00
Dividends COIF	£65.50	Charitable Assistance	(£5,278.66)
2.5% Stock	£0.00	Surveyor's Fees	£0.00
Total Receipts	£43,801.34	NAA Subs	(£353.00)
		Audit fee	(£420.00)
		Admin Charges (CNTC)	(£2,895.00)
		Bank charges	(£71.40)
		Storage Box	£0.00
		Postage	£0.00
		Land Registry	£0.00
		Contract	(£229.36)
		Rent Refund (Stroud)	£0.00
		Legal Fees	£0.00
		King & Woolley (Lease/licences)	(£960.00)
		Post Box/ Batteries	£0.00
		Garden bins	(£157.50)
Total Receipts	£43,801.34	Total Payments	(£28,483.91)

CASH AND INVESTMENTS

Cash

Unity	£83,146.65
COIF deposit account	£132,638.44
Total Cash	£215,785.09

Investments

COIF income	£1,194.75
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COIF accumulation (investment account)	£38,198.86
Naa accumulation (M&G)	£13,020.53
BlackRock	£112,418.24
Total Investments	£166,027.13

Total Funds £381,812.22

CHIPPING NORTON WELFARE CHARITIES

England & Wales - Charity number 238991

Accounts



Clerk: Ms Luci Ashbourne

CHIPPING NORTON WELFARE CHARITIES

THE GUILDHALL, CHIPPING NORTON, OXFORDSHIRE OX7 5NJ

TEL: 01608 642341 Fax: 01608 645206 E
Mail: townclerk@chippingnorton-tc.gov.uk
Office Hours: Mon – Fri 9am – 1pm

Registered Charity No. 238991

Trustees Annual Report 1.4.2023 – 31.3.2024

The Trustees met four times during the year 1/4/23 -31/3/24.
The Charity again followed its main purpose with the provision of affordable accommodation in six houses and four flats. Rents were maintained at the same level.

Various works were carried out to maintain the condition of the properties.
The day to day management is by, agents, King & Woolley.
A number of charitable disbursements were given and I declare on behalf of the Trustees that all grants have been awarded in accordance with our Charitable Aims.

Martin Jarratt

Independent examiner's report to the Trustees of Chipping Norton Welfare Charities

I report to the trustees on my examination of the above charity ('the Trust') for the year ended 31 March 2024.

Responsibilities and basis of report

As the charity trustees of the Trust, you are responsible for the preparation of the accounts, in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 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

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- 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.



Trevor Gill

The Thatches
Avon Dassett
Southam
Warwickshire
CV47 2AT

Date: 25 January 2025

CHIPPING NORTON WELFARE CHARITIES

England & Wales - Charity number 238991

Accounts

Independent examiner's report to the Trustees of Chipping Norton Welfare Charities

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Mrs Tracy Norris
FCCA
Astral Accountancy Services Limited
2b Marston House
Cromwell Business Park
Chipping Norton
Oxfordshire
OX7 5SR

Date: 13 February 2024

CHIPPING NORTON WELFARE CHARITIES

RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 31 MARCH 2023

<u>RECEIPTS</u>		<u>2022/23</u>	<u>2021/22</u>	<u>PAYMENTS</u>		<u>2022/23</u>
2021/22	Rent	16,791		Repairs	Church Street	7,429
		15,030	1,461		Horse Fair	7,183
		7,475	14,555		Park Road	162
		7,430	175		Dickenson Court	759
		<u>46,726</u>	<u>17,000</u>			<u>15,533</u>
	Grant from Southcombe Charity		0	Project Management		0
		1,150				
	Land Rent	375	280	Electricity	Church Street	573
			312		Horse Fair	350
		0	0		Cash	0
		7	0		Park Road	0
		0	0		Park Road	0
		0	0	Gas	Park Road	0
		7	0		Horse Fair	0
		<u>7</u>	<u>592</u>			<u>923</u>
	Investment Income			Insurance		4,122
	TSB	0	4,148	Water Rates Horse Fair		1,138
	Dividends COIF	63	1,093	Legal Fees		48
	2.5% Stock	0	0	Appello Care Line Service		362
	COIF Deposit A/C	18	2,314	Charitable Assistance		5,177
		<u>81</u>	<u>187</u>	NAA Subs		196
			0	Professional Fees		360
			360	Audit Fee		390
			3,792	Admin Charges		0
			0	Postage		15
			225	Storage Box/Waste Bin		135
			668	Contract		873
			77	Bank Charges		72
			0	Land Registry		30
			0	Rent Refund (Stroud)		1,584
			<u>13,226</u>			<u>14,502</u>
	Total Receipts	48,339	51,787	Total Payments		30,958
	Excess of Payments over Receipts	0	30,818	Excess of Payments over Receipts		0
	Receipts exceed payments by	<u>-17,521</u>	<u>0</u>			<u>30,958</u>
	Total	<u>30,818</u>	<u>30,818</u>			

DPaecher

DPaecher

We approve these accounts:

CHIPPING NORTON WELFARE CHARITIES
BALANCE SHEET FOR THE YEAR ENDING 31 MARCH 2023

<u>2021/22</u>	<u>2022/23</u>	<u>2021/22</u>	<u>2022/23</u>
<u>Liabilities</u>			
Accumulated Fund			
282,183	314,078		
Balance Brought Forward			
17,521	20,829		
Difference between payments and receipts			
14,374	2,147		
Change in Value of Shares			
<u>314,078</u>	<u>337,054</u>	<u>169,767</u>	<u>190,596</u>
Balance Carried Forward		Total	
<u>Assets</u>			
Cash Balances			
		126,309	70,077
		Unity/HSBC Bank Community A/C	
		43,458	120,519
		COIF Deposit A/C	
Shares			
COIF Income Shares			
		1,148	1,104
		Relief in Need 58.94 @ £1873.66	
		1,148	1,104
		Almshouse 58.94 @ £1873.66	
COIF Accumulation Shares			
		34,164	33,860
		Almshouse 147.75 @£22917.11	
Charishare CIF			
Extraordinary Repair Fund			
		96,458	98,870
		Accumulation Shares 4080.312 @ £2423.09	
National Association of Almshouse CIF			
		11,393	11,520
		Accumulation Shares 107 @ £107667.38	
		<u>144,311</u>	<u>146,458</u>
<u>314,078</u>	<u>337,054</u>	<u>314,078</u>	<u>337,054</u>
		Total	
<u>Insurance Value of Property</u>			
		991,097	1,085,251
		Almshouses Church Street	
		765,619	838,353
		29,31,33,35 Horse Fair	
		185,816	203,469
		11 Park Road	
		213,003	233,239
		1 Dickenson Court	
		<u>2,155,535</u>	<u>2,360,312</u>
		5,000	5,000
		Estimated Value of Land at Sibford	
		<u>2,160,535</u>	<u>2,365,312</u>

CHIPPING NORTON WELFARE CHARITIES

England & Wales - Charity number 238991

Accounts



Clerk: Ms L Ashbourne

CHIPPING NORTON WELFARE CHARITIES

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Office Hours: Mon – Fri 9am – 1pm
Registered Charity No. 238991

TRUSTEES ANNUAL REPORT 2022 1.4.21 – 31.3.22

During the year the Trustees of the Welfare Charities met face to face on three occasions.

The major purpose of the Charities was fulfilled during the year with the provision of five houses, one bungalow and four flats. A number of charitable disbursements were also granted.

Due to the current economic climate no increases were made in the rental values to the occupiers .

Various maintenance works have been carried out to keep the properties in good order and up to date .

Independent examiner's report to the Trustees of Chipping Norton Welfare Charities

I report to the trustees on my examination of the above charity ('the Trust') for the year ended 31 March 2022.

Responsibilities and basis of report

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Mrs Tracy Norris
FCCA
Astral Accountancy Services Limited
2b Marston House
Cromwell Business Park
Chipping Norton
Oxfordshire
OX7 5SR

Date: 7 October 2022

CHIPPING NORTON WELFARE CHARITIES
BALANCE SHEET FOR THE YEAR ENDING 31 MARCH 2022


<u>Liabilities</u>		<u>Assets</u>	
2020/21	2021/22	2020/21	2020/21
Accumulated Fund		Cash Balances	
225,843 Balance Brought Forward	282,183	108,806 Unity/HSBC Bank Community A/C	126,309
28,332 Difference between payments and receipts	17,521	43,440 COIF Deposit A/C	43,458
28,008 Change in Value of Shares	14,374		
282,183 Balance Carried Forward	314,078	152,246	Total 169,767
		Shares	
		COIF Income Shares	
		1,057 Relief in Need 58.94 @ £1947.35	1,148
		1,057 Almshouse 58.94 @ £1947.35	1,148
		COIF Accumulation Shares	
		30,605 Almshouse 147.75 @£23123.01	34,164
		Charishare CIF	
		Extraordinary Repair Fund	
		86,951 Accumulation Shares 4080.312 @ £2363.98	96,458
		National Association of Almshouse CIF	
		10,267 Accumulation Shares 107 @ £10647.59	11,393
		129,937	144,311
282,183	314,078	282,183	Total 314,078
		Insurance Value of Property	
		991,097 Almshouses Church Street	991,097
		743,320 29,31,33,35 Horse Fair	765,619
		180,404 11 Park Road	185,816
		206,799 1 Dickenson Court	213,003
		2,121,620	2,155,535
		5,000 Estimated Value of Land at Sibford	5,000
		2,126,620	2,160,535

CHIPPING NORTON WELFARE CHARITIES

RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 31 MARCH 2022

		<u>RECEIPTS</u>			<u>PAYMENTS</u>		
<u>2020/21</u>			<u>2021/22</u>	<u>2020/21</u>			<u>2021/22</u>
14,959	Rent	Church Street	16,791	2,995	Repairs	Church Street	1,461
15,195		Horse Fair	15,030	1,243		Horse Fair	14,555
7,416		Park Road	7,475	220		Park Road	175
7,300		Dickenson Court	7,430	255		Dickenson Court	809
<u>44,870</u>			<u>46,726</u>	<u>4,713</u>			<u>17,000</u>
<u>1,150</u>	Grant from Southcombe Charity		<u>1,150</u>	<u>0</u>	Project Management		<u>0</u>
<u>375</u>	Land Rent	Sibford Gower OS36	<u>375</u>	218	Electricity	Church Street	280
0		Insurance Claim	0	227		Horse Fair	312
0		TV Licence Refund	7	0		Cash	0
0		Electricity Refund	0	0	Gas	Park Road	0
0		Gas Refund	0	0		Park Road	0
<u>0</u>			<u>7</u>	<u>445</u>		Horse Fair	<u>0</u>
	Investment Income			3,933	Insurance		4,148
0	TSB		0	1,045	Water Rates	Horse Fair	1,093
62	Dividends COIF		63	7	TV Licence		0
0	2.5% Stock		0	362	Appello	Care Line Service	362
52	COIF Deposit A/C		18	0	Charitable Assistance		2,314
<u>114</u>			<u>81</u>	182	NAA Subs		187
				360	Audit Fee		360
				4,337	Admin Charges		3,792
				1,997	Donation		0
				0	Garden Waste/Waste Bin		225
				796	Contract		668
				0	Bank Charges		77
				0	Post Boxes/Batteries		0
				0	Rent Book		0
				<u>13,019</u>			<u>13,226</u>
46,509	Total Receipts		48,339		Total Payments		30,818
0	Excess of Payments over Receipts		0	18,177	Excess of Payments over Receipts		0
-28,332	Receipts exceed payments by		-17,521	0			<u>0</u>
<u>18,177</u>	Total		<u>30,818</u>	<u>18,177</u>			<u>30,818</u>

We approve these accounts:





CHIPPING NORTON WELFARE CHARITIES

England & Wales - Charity number 238991

Accounts



Clerk: Ms L Ashbourne

CHIPPING NORTON WELFARE CHARITIES

THE GUILDHALL, CHIPPING NORTON, OXFORDSHIRE OX7 5NJ

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Office Hours: Mon – Fri 9am – 1pm
Registered Charity No. 238991

TRUSTEES ANNUAL REPORT 2021 1.4.20 – 31.3.21

During the year 1.4.19 – 31.3.21 the Trustees of the Welfare Charities met on two occasions using Zoom because of the Covid restrictions.

The major purpose of the charities was fulfilled during the year with the provision of five houses, one bungalow and four flats.

The properties were let at full rental value with no change of occupiers.

Various maintenance works have been carried out to keep the properties in good order and up to date during the year.

Independent examiner's report to the Trustees of Chipping Norton Welfare Charities

I report to the trustees on my examination of the above charity ('the Trust') for the year ended 31 March 2021.

Responsibilities and basis of report

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2b Marston House
Cromwell Business Park
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OX7 5SR

Date: 18 August 2021

CHIPPING NORTON WELFARE CHARITIES

RECEIPTS AND PAYMENTS ACCOUNT FOR THE YEAR ENDED 31 MARCH 2021

		<u>RECEIPTS</u>				<u>PAYMENTS</u>	
<u>2019/20</u>			<u>2020/21</u>	<u>2019/20</u>			<u>2020/21</u>
15,805	Rent	Church Street	14,959	3,206	Repairs	Church Street	2,995
13,788		Horse Fair	15,195	3,750		Horse Fair	1,243
7,416		Park Road	7,416	8,456		Park Road	220
7,250		Dickenson Court	7,300	115		Dickenson Court	255
<u>44,259</u>			<u>44,870</u>	<u>15,527</u>			<u>4,713</u>
<u>1,150</u>	Grant from Southcombe Charity		<u>1,150</u>	0	Project Management		<u>0</u>
<u>375</u>	Land Rent	Sibford Gower OS36	<u>375</u>	158	Electricity	Church Street	218
0		Insurance Claim	0	230		Horse Fair	227
100		HSBC Credit	0	0		Cash	0
0		Electricity Refund	0	0		Park Road	0
0		Gas Refund	0	0	Gas	Park Road	0
<u>100</u>			<u>0</u>	<u>388</u>		Horse Fair	<u>0</u>
	Investment Income			3,800	Insurance		3,933
0	TSB		0	1,014	Water Rates Horse Fair		1,045
61	Dividends COIF		62	15	TV Licence		7
0	2.5% Stock		0	362	Appello Care Line Service		362
264	COIF Deposit A/C		52	286	Surveyor's Fees		0
<u>325</u>			<u>114</u>	179	NAA Subs		182
				360	Audit Fee		360
				3,681	Admin Charges		4,337
				679	Donation		1,997
				180	Waste Bin		0
				940	Contract		796
				0	Aerial Boster		0
				0	Post Boxes/Batteries		0
				0	Rent Book		0
				<u>11,496</u>			<u>13,019</u>
46,209	Total Receipts		46,509		Total Payments		18,177
0	Excess of Payments over Receipts		0	27,411	Excess of Payments over Receipts		0
-18,798	Receipts exceed payments by		-28,332	0			<u>18,177</u>
<u>27,411</u>	Total		<u>18,177</u>	<u>27,411</u>			

We approve these accounts:





CHIPPING NORTON WELFARE CHARITIES
BALANCE SHEET FOR THE YEAR ENDING 31 MARCH 2021

<u>Liabilities</u>			<u>Assets</u>		
2019/20		2020/21	2019/20		2020/21
	Accumulated Fund			Cash Balances	
218,665	Balance Brought Forward	225,843	80,526	HSBC Bank Community A/C	108,806
18,797	Difference between payments and receipts	28,332	43,388	COIF Deposit A/C	43,440
<u>-11,619</u>	Change in Value of Shares	<u>28,008</u>			
225,843	Balance Carried Forward	282,183	<u>123,914</u>	Total	<u>152,246</u>
				Shares	
				COIF Income Shares	
			876	Relief in Need 58.94 @ £1792.64	1,057
			876	Almshouse 58.94 @ £1792.64	1,057
				COIF Accumulation Shares	
			24,618	Almshouse 147.75 @£20714.09	30,605
				Charishare CIF	
			67,570	Accumulation Shares 4080.312 @ £2131	86,951
				National Association of Almshouse CIF	
			<u>7,989</u>	Accumulation Shares 107 @ £9595.41	<u>10,267</u>
			101,929		<u>129,937</u>
				2.5% Consolidated Government Stock	
				0 £500 par - approximate value	0
<u>225,843</u>		<u>282,183</u>	<u>225,843</u>	Total	<u>282,183</u>
				Insurance Value of Property	
			991,097	Almshouses Church Street	991,097
			743,320	29,31,33,35 Horse Fair	743,320
			180,404	11 Park Road	180,404
			<u>206,799</u>	1 Dickenson Court	<u>206,799</u>
			2,121,620		2,121,620
			<u>5,000</u>	Estimated Value of Land at Sibford	<u>5,000</u>
			<u>2,126,620</u>		<u>2,126,620</u>