

**THATCHAM PAROCHIAL ALMSHOUSE CHARITY**  
**FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED 31 DECEMBER 2024**

**Charity registered number: 239850**

**THATCHAM PAROCHIAL ALMSHOUSE CHARITY**

**FINANCIAL STATEMENTS  
For the year ended 31 December 2024**

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**THATCHAM PAROCHIAL ALMSHOUSE CHARITY  
TRUSTEES AND PROFESSIONAL ADVISERS**

	<b>Name</b>	<b>Nominating body</b>
<b>Trustees:</b>	Christopher Trevor Druce (Chairman) Michael Jon de Courcy Cole Ivor McArdle Gary Puffet Colin Waters (Vice Chairman)	Thatcham Town Council Thatcham Town Council Cold Ash Parish Council Greenham Parish Council Midgham Parish Council
	<u>Ex officio</u> Revd. Mark Bennet Michael Watson Sarah Goode Susan Ball	Rector St Mary's Thatcham Church Warden Church Warden Church Warden
<b>Clerk to the Trustees:</b>	Mrs J A Davis	
<b>Charity Office</b>	Thatcham Parochial Charities Central Family Hub Park Lane Thatcham RG18 3PG	
<b>Bankers:</b>	Lloyds TSB 5 Bridge Street Newbury RG14 5BQ	
<b>Fund Managers:</b>	BlackRock 12 Throgmorton Avenue London EC2N 2DL	
<b>Independent Examiners:</b>	Tax Avenue Turnfields Gate Turnfields Thatcham RG19 4PT	

## THATCHAM PAROCHIAL ALMSHOUSE CHARITY

### REPORT OF THE TRUSTEES For the year ended 31 December 2024

#### Trustees' responsibilities

The Charities Acts 1993 and 2006 require us, as a Trust, to prepare financial statements each financial year which give a true and fair view of the state of affairs of the Charity and of the results of the Charity for that period. In preparing those financial statements we are required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- prepare financial statements on a going concern basis unless it is inappropriate to presume that the Charity will continue.

We are responsible for keeping proper accounting records which disclose, with reasonable accuracy at any time, the financial position of the Charity and enable us to ensure that the financial statements comply with the Charities Acts 1993 and 2006.

We are responsible for safeguarding the assets of the Charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

#### Constitution

This Charity is governed by a Charity Commission Scheme dated 30.8.88 as amended by an Order of the Commissioners dated 18.3.96 to provide for appointment of ex-officio Trustees where a Team Ministry exists, and amalgamates the following Charities:

Thomas Loundyes	1446	John Hunt for the Poor	1590
Nine Shilling Houses	1585	John Hunt for his poor Kinsfolk	1590
Richard Bye	1585	John Sargood	1826
		George James Fyfield	1943

The scheme states that nine trustees should manage the Charity. Four ex-officio, the current Rector and Churchwardens of the Ecclesiastical Parish of St. Mary, Thatcham and five nominated trustees appointed by local councils, each for a period of four years.

The Charity is a member of the Almshouse Association.

The principal address of the Charity is c/o Clerk to the Trustees, Mrs J A Davis, Thatcham Family Hub, Park Lane, Thatcham, RG18 3PG

## THATCHAM PAROCHIAL ALMSHOUSE CHARITY

### REPORT OF THE TRUSTEES - CONTINUED

For the year ended 31 December 2024

#### Principal activities and review

The object of the Charity is to provide almshouse accommodation for people aged over 55 years who are in housing need & are from within the the parishes of either Thatcham, Cold Ash, Greenham or Midgham.

The Trustee board met for the four scheduled meetings throughout 2024. There were several changes to the Trustee board during the year. We welcomed a new Cold Ash Parish Council representative and said goodbye to our Midgham Parish Council representative trustee. A long serving ex-officio Trustee was voted in by the parish council as the new Midgham representative and then elected in by the trustee board as Vice Chairman. The trustee board continues to bring a broad range of experience, skills and expertise to support the work of the charity. The charity also relocated to new Thatcham offices in October so 2024 was very much a year of changes.

The Trustees agreed to make a small increase in the weekly maintenance contributions in May but well within the local authority allowance & the Valuation Office fair rent boundary. The variable energy costs still present a challenge & trustees were keen not to increase the heating and lighting contributions since the the last increase in 2022. However, the income & expenditure for H&L are reviewed at each meeting & residents are aware of this & the fact that the charity does it's very best to seek the most cost effective contracts & continue to emphasise that no resident will be put into any financial hardship. The quinquennial survey & subsequent report was produced at the end of the year. This will be scrutinised and a small sub committee set up to investigate alternative energy saving options.

During 2024 one resident moved into a care home and a lady who had lived with us for seven years passed away very suddenly which was very upsetting for our small community. Throughout the year, some substantial works were carried out to three flats and eventually we welcomed three new residents. A fourth flat is currently undergoing a makeover & we hope to fill the vacancy in early 2025. Investment into the ERF during 2024 has been limited.

#### Independent Examiner

A resolution to re-appoint Tax Avenue as independent examiner was put to the Trustees following the adoption of the annual accounts and agreed unanimously.

#### Clerk to the Trustees

Mrs J A Davis

#### Date:

2 June 2025

**INDEPENDENT EXAMINER'S REPORT  
TO THE TRUSTEES OF  
THATCHAM PAROCHIAL ALMSHOUSE CHARITY**

I report on the accounts of the Charity for the year ended 31 December 2024, which are set out on pages 5 to 9.

**Respective responsibilities of the Trustees and the Examiner**

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year (under section 43(2) of the Charities Act 1993 (the 1993 Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 43 of the 1993 Act
- to follow the procedures laid down in the General Directions given by the Charity Commissioners (under section 43(7)(b) of the 1993 Act); and
- to state whether particular matters have come to my attention.

**Basis of the Independent Examiner's Report**

My examination was carried out in accordance with the General Directions given by the Charity Commissioners. An examination includes a review of the accounting records kept by the charity, and a comparison on the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a "true and fair view" and the report is limited to those matters set out in the statement below.

In connection with my examination, no matter has come to my attention:

- 1 which gives me reasonable cause to believe that in any material respect the requirements to keep accounting records in accordance with section 41 of the 1993 Act, and to prepare accounts in accord with the accounting records and to comply with the accounting requirements of the 1993 Act have not been met; or
- 2 to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Mrs Monika Tabatabaian ATT MAAT  
Tax Avenue  
Turnfields Gate, Turnfields  
Thatcham, Berkshire  
RG19 4PT

Date: 27 May 2025

## THATCHAM PAROCHIAL ALMSHOUSE CHARITY

## STATEMENT OF FINANCIAL ACTIVITIES

For the year ended 31 December 2024

	Notes	Unrestricted Accumulated Income £	Restricted Moor Meadow £	Permanent Endowment £	Total 2024 £	Total 2023 £
<b>Resources arising:</b>						
Investment income		1,319	1,620	42,293	45,232	43,442
Deposit account interest		544	-	-	544	423
Income	2	87,501	-	-	87,501	90,130
Gross resources for the year		<u>89,364</u>	<u>1,620</u>	<u>42,293</u>	<u>133,277</u>	<u>133,995</u>
<b>Resources used:</b>						
Expenditure	2/3	<u>145,095</u>	<u>608</u>	<u>-</u>	<u>145,703</u>	<u>114,181</u>
<b>Changes in resources before transfers and valuations</b>		(55,731)	1,012	42,293	(12,426)	19,814
Transfers		43,305	(1,012)	(42,293)	-	-
(Loss) gain on revaluation - investments		34,257	1,115	23,494	58,866	110,006
(Loss) gain on revaluation - property		-	-	99,685	99,685	125,863
<b>Net movement in resources for the year</b>		<u>21,831</u>	<u>1,115</u>	<u>123,179</u>	<u>146,125</u>	<u>255,683</u>
<b>RECONCILIATION OF FUNDS</b>						
<b>Balance brought forward</b>		703,266	46,162	4,214,007	4,963,435	4,707,752
Adjustment for provisions		-	-	-	-	-
Net movement in resources		21,831	1,115	123,179	146,125	255,683
<b>Balance carried forward</b>		<u>725,097</u>	<u>47,277</u>	<u>4,337,186</u>	<u>5,109,560</u>	<u>4,963,435</u>
<b>Represented by:</b>						
Property		-	-	3,120,433	3,120,433	3,020,748
Investments		678,648	47,277	1,216,753	1,942,678	1,873,812
Current assets		46,449	-	-	46,449	68,875
		<u>725,097</u>	<u>47,277</u>	<u>4,337,186</u>	<u>5,109,560</u>	<u>4,963,435</u>

Trustee Date 2 June 2025



## THATCHAM PAROCHIAL ALMSHOUSE CHARITY

**NOTES TO THE ACCOUNTS**  
**For the year ended 31 December 2024**

**1 Accounting policies**

The accounts have been prepared on the receipts and payments basis.

**2 Accumulated income fund**

	<b>2024</b>	<b>2023</b>
	<b>£</b>	<b>£</b>
<b>Income</b>		
Almshouses		
Maintenance	71,352	73,535
Heating	13,369	13,845
Donations received	30	-
Administration fee from Relief in Need	2,750	2,750
	<u>87,501</u>	<u>90,130</u>
<b>Expenditure</b>		
Almshouses		
Repairs	78,955	50,556
Light and heat	17,510	20,416
Alternative accommodation	-	2,142
Council tax on empty property	120	-
Water	2,939	2,468
Telephone	1,970	2,072
Emergency care	304	474
Window cleaning	1,215	1,080
TV Licences	843	547
Total Almshouse expenses	<u>103,856</u>	<u>79,755</u>
Administration expenses		
Salaries	25,771	24,688
Insurance	3,197	3,027
Office rent	2,865	1,261
Office service charge	2,117	2,023
General expenses and stationery	577	592
Subscriptions	487	-
Telephone and internet	818	848
Printing	209	331
Surveyors' fees	4,028	-
Examination fees	1,170	1,074
Total administration expenses	<u>41,239</u>	<u>33,844</u>
 Total expenditure	 145,095	 113,599
 <b>Excess of expenditure over income</b>	 <u><u>(57,594)</u></u>	 <u><u>(23,469)</u></u>
 <b>3 Moor Meadow fund</b>		
Payment of 6/16 of investment income to Thatcham Vicars and Churchwardens	 <u>608</u>	 <u>581</u>

## THATCHAM PAROCHIAL ALMSHOUSE CHARITY

## NOTES TO THE ACCOUNTS - CONTINUED

For the year ended 31 December 2024

## 3 TANGIBLE FIXED ASSETS

	45/47 Chapel Street £	Nine Shilling House £	Total £
<b>At cost or valuation</b>			
At 31 December 2023	1,872,864	1,147,884	3,020,748
Increase in value in the year	61,805	37,880	99,685
At 31 December 2024	1,934,669	1,185,764	3,120,433
<b>Depreciation</b>			
At 31 December 2023	-	-	-
At 31 December 2024	-	-	-
<b>Net book value at 31 December 2024</b>	1,934,669	1,185,764	3,120,433
Net book value at 31 December 2023	1,872,864	1,147,884	3,020,748

The properties 45,47 Chapel Street and Nine Shilling House have been revalued at 30 June 2024 at the insured cost of £3,120,433 in accordance with the BIA House Rebuilding Cost Index by the insurers Ecclesiastical Insurance Office plc.

## 4 INVESTMENTS

	2024 £	2023 £
<b>MARKET VALUE</b>		
At the beginning of the year	1,873,812	1,753,806
Additional investment	10,000	10,000
Net investment gain (loss)	58,866	110,006
At the end of the year	1,942,678	1,873,812
<b>COST at 31 December 202x</b>	805,812	795,812

## HOLDINGS - AT MARKET VALUE

	Bid price £ 31.12.2024	Value £	Bid price £ 31.12.2023	Value £
<u>Permanent Endowment</u>				
91,725.000 Charinco Distribution	1.418	130,046	1.483	136,067
145,125.403 Charishare Distribution	7.488	1,086,707	7.285	1,057,192
Total		1,216,753		1,193,259
<u>Extraordinary Repair Fund (Surplus Income)</u>				
1,475.608 Charinco Accumulation	46.101	68,027	46.278	66,312
21,068.113 Charishare Accumulation	27.186	572,762	25.557	530,929
Total		640,789		597,241
<u>Moor Meadow Fund</u>				
1,630.742 Charinco Distribution	1.418	2,312	1.483	2,419
6,004.849 Charishare Distribution	7.488	44,965	7.285	43,743
Total		47,277		46,162
<u>Surplus Income</u>				
3,068.363 Charinco Distribution	1.418	4,350	1.483	4,552
4,475.005 Charishare Distribution	7.488	33,509	7.285	32,598
Total		37,859		37,150
		1,942,678		1,873,812