

SIR THOMAS CREWE'S ALMSHOUSES

England & Wales · Charity number 246208

Details

Status Registered

Legal form Other

Registered 1966-02-22

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

Contact

Address 43 Waynflete Avenue
Brackley
NN13 6AG

Phone 07773258186

Email johnvidler1@gmail.com

Activities

Objects: ALMSHOUSES FOR POOR PERSONS OF GOOD CHARACTER WHO HAVE RESIDED IN THE BOROUGH OF BRACKLEY FOR NOT LESS THAN 2 YEARS PRIOR TO THEIR APPOINTMENT AS AN ALMSPERSON, PREFERENCE SHALL BE GIVEN TO WIDOWS WITH THE QUALIFICATIONS AS AFORESAID.

Activities: Provision of four almshouses

Classification

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

Geography

- **Area of benefit:** BRACKLEY
- Northamptonshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-06-30	£33,258	£12,652	-	-
2024-06-30	£31,837	£7,442	-	-
2023-06-30	£24,254	£23,170	-	-
2022-06-30	£21,322	£12,575	-	-
2021-06-30	£21,198	£7,108	-	-
2020-06-30	£21,601	£8,218	-	-

Trustees

Name	Role	Appointed
Adrian Watt		2025-07-16
Anthony Stewart Bagot-Webb		2015-11-03
Caryl Billingham MBE		2016-10-06
Colin Anthony Harber		2019-03-29
JOHN MARK VIDLER		
Rev Richard Duncan		2019-10-17

SIR THOMAS CREWE'S ALMSHOUSES

England & Wales - Charity number 246208

Accounts

CHARITY NUMBER : 246208

**SIR THOMAS CREWE'S ALMSHOUSES
ANNUAL REPORT AND ACCOUNTS
FOR THE YEAR ENDED 30TH JUNE 2025**

**SIR THOMAS CREWE'S ALMSHOUSES
YEAR ENDED 30TH JUNE 2025**

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**SIR THOMAS CREWE'S ALMSHOUSES
YEAR ENDED 30TH JUNE 2025
CHARITY INFORMATION**

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Trustees

Anthony Bagot-Webb
Rich Duncan
John Vidler
Caryl Billingham MBE
Colin Harber
Adrian Watt

[Chairman]
[Vicar of Brackley]
[Treasurer]

**SIR THOMAS CREWE'S ALMSHOUSES
YEAR ENDED 30TH JUNE 2025
TRUSTEES REPORT**

The charity was originally established by the will of Sir Thomas Crewe which was proved in London in 1634. It is registered by the Charity Commissioners and has the registration number 246208.

The purpose of the charity is to administer and manage four almshouses which are situated at 82 to 88 High Street, Brackley, Northants. NN13 7DS and a further property at 11 Johnson Avenue, Brackley, Northants. NN13 6JE.

Management of the charity, including the appointment of trustees, is regulated by a scheme approved and established by the Charity Commissioners on 2nd July 1957. The names of the trustees who held office during the year under review are shown on page 1.

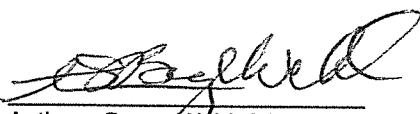
All four almshouses and the property in Johnson Avenue were occupied throughout the year with no void periods.

During the year the charity's incoming receipts totalled £33,258 (2024 - £31,836) and the charity's payments totalled £12,652 (2023 - £7,441).

Receipts exceed payments for the year by £20,606 (2024 - £24,935) and the charity's monetary assets less accrued expenses at the end of the year amounted to £82,334 compared to £61,756 at the beginning of the year.

The charity does not have any contingent or future liabilities.

By order of the trustees


Anthony Bagot-Webb [chairman]

18/11/25
Date

**SIR THOMAS CREWE'S ALMSHOUSES
YEAR ENDED 30TH JUNE 2025
STATEMENT OF TRUSTEES' RESPONSIBILITIES**

The trustees are responsible for preparing the annual report and accounts in accordance with applicable law and United Kingdom Accounting Standards.

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing those financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards and statements of recommended practice have been followed, subject to any departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operational existence.

The trustees are responsible for keeping proper accounting records which 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 1993 and the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

**SIR THOMAS CREWE'S ALMSHOUSES
YEAR ENDED 30TH JUNE 2025
RECEIPTS AND PAYMENTS ACCOUNT**

PAGE 4

	2025	2024
	£	£
INCOMING RECEIPTS		
Maintenance and heating contributions from residents	32394.66	30947.00
Interest received on General Fund deposits	810.05	834.70
Interest received on Cyclical Maintenance Fund deposits	53.64	55.26
	<u>33,258.35</u>	<u>31,836.96</u>
PAYMENTS		
Expenses of running the charity and almshouses		
Heating	1452.85	1505.62
Repairs and maintenance	9060.60	3159.83
Grass keep and maintenance	450.00	425.00
Insurance	1081.72	1048.39
National Almshouses Association subscription	275.00	267.00
Independent examination fee	50.00	
Postage	32.40	
Professional fees	0.00	220.00
Secretarial fees	0.00	600.00
Sundry expenses	250.00	215.94
	<u>12,652.57</u>	<u>7,441.78</u>
NET RECEIPTS / FOR THE YEAR	20,605.78	24,395.18
CASH AND BANK BALANCES BROUGHT FORWARD	60,580.48	36,185.30
CASH AND BANK BALANCES CARRIED FORWARD	<u>81,186.26</u>	<u>60,580.48</u>

SIR THOMAS CREWE'S ALMSHOUSES
 YEAR ENDED 30TH JUNE 2025
 STATEMENT OF ASSETS AND LIABILITIES AS AT 30TH JUNE 2025


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	2025	2024
	£	£
MONETARY ASSETS		
Current account with Barclays Bank	62132.16	42390.07
Deposits with COIF Charities Deposit Fund		
General	17870.79	17060.74
Cyclical Maintenance Fund	1183.31	1129.67
	<u>81,186.26</u>	<u>60,580.48</u>
Rent arrears	80.00	128.00
Prepayments	1081.72	1048.39
	<u>82,347.98</u>	<u>61,756.87</u>
LIABILITIES		
Accrued expenses	13.92	0.00
	<u>82,334.06</u>	<u>61,756.87</u>

NON-MONETARY ASSETS

Four Restored Almshouses and property at Johnson Avenue which were insured for £1,325,967 as at 30th June 2025.
 917.773 National Association of Almshouses Common Investment Fund accumulated shares.

These accounts were approved for issue by the trustees on 18th November 2025.


 Anthony Bago Webb [chairman]


 John Vidler [treasurer]

SIR THOMAS CREWE'S ALMSHOUSES
YEAR ENDED 30TH JUNE 2025
NOTES TO THE ACCOUNTS

1.ACCOUNTING BASIS

These accounts have been prepared to comply with the Statement of Recommended Practice "Accounting by Charities" issued by the Charity Commissioners, so far as it applies to smaller charities.

2.INVESTMENTS

917.773 National Association of Almshouses Common Investment Fund accumulation shares.

The market value of each share as at 30th June 2025 was £127.0672 giving a gross realisable value of £116,618.

The market value of each share as at 30th June 2024 was £118.5881 giving a gross realisable value of £108,837.

3.MAINTENANCE AND HEATING CONTRIBUTIONS

	2025 £	2024 £
Received in the year (including any arrears from the previous year)		
82 High Street	7,034	6,248
84 High Street	7,046	6,285
86 High Street	4,560	5,512
88 High Street	5,960	5,192
11 Johnson Avenue	7,794	7,326
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	32,394	30,947
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Independent Examiner's report on the accounts of Sir Thomas Crewe's Almshouses (Charity Number 246208) for the year ended 30 June 2025

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 30 June 2025.

As the charity's trustees, 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 all the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

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:

- the accounting records were not kept in accordance with section 130 of the Charities Act; or
- the accounts did not accord with the accounting records; or
- the accounts did not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts 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 accounts to be reached.



Victoria Balderstone ACA

Date: 28 December 2025

Address: 17 Carleton Meadows, Penrith, CA11 8UR

Professional Body: Institute of Chartered Accountants in England and Wales (ICAEW)

ICAEW Number: 6747322

SIR THOMAS CREWE'S ALMSHOUSES

England & Wales - Charity number 246208

Accounts

CHARITY NUMBER : 246208

**SIR THOMAS CREWE'S ALMSHOUSES
ANNUAL REPORT AND ACCOUNTS
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**SIR THOMAS CREWE'S ALMSHOUSES
YEAR ENDED 30TH JUNE 2024
CHARITY INFORMATION**

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Trustees	Anthony Bagot-Webb Rich Duncan John Vidler Caryl Billingham MBE Colin Harber Colin Waldron	[Chairman] [Vicar of Brackley] [Treasurer]
Secretary to the trustees	Fiona Baker	

**SIR THOMAS CREWE'S ALMSHOUSES
YEAR ENDED 30TH JUNE 2024
TRUSTEES REPORT**

The charity was originally established by the will of Sir Thomas Crewe which was proved in London in 1634. It is registered by the Charity Commissioners and has the registration number 246208.

The purpose of the charity is to administer and manage four almshouses which are situated at 82 to 88 High Street, Brackley, Northants. NN13 7DS and a further property at 11 Johnson Avenue, Brackley, Northants. NN13 6JE.

Management of the charity, including the appointment of trustees, is regulated by a scheme approved and established by the Charity Commissioners on 2nd July 1957. The names of the trustees who held office during the year under review are shown on page 1.

All four almshouses and the property in Johnson Avenue were occupied throughout the year with no void periods.

During the year the charity's incoming receipts totalled £31,836 (2023 - £24,254) and the charity's payments totalled £7,441 (2023 - £23,171).

Receipts exceeds payments for the year by £24,395 (2023 - £1,083) and the charity's monetary assets less accrued expenses at the end of the year amounted to £61,756 compared to £37,214 at the beginning of the year.

The charity does not have any contingent or future liabilities.

By order of the trustees

Anthony Bagot-Webb [chairman]

26th November 2024
Date

**SIR THOMAS CREWE'S ALMSHOUSES
YEAR ENDED 30TH JUNE 2024
STATEMENT OF TRUSTEES' RESPONSIBILITIES**

The trustees are responsible for preparing the annual report and accounts in accordance with applicable law and United Kingdom Accounting Standards.

The law applicable to charities in England and Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources of the charity for that period. In preparing those financial statements, the trustees are required to:

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- make judgements and estimates that are reasonable and prudent;
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- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in operational existence.

The trustees are responsible for keeping proper accounting records which 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 1993 and the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

SIR THOMAS CREWE'S ALMSHOUSES
YEAR ENDED 30TH JUNE 2024
RECEIPTS AND PAYMENTS ACCOUNT

PAGE 4

	2024	2023
	£	£
INCOMING RECEIPTS		
Maintenance and heating contributions from residents	30947.00	23,807.00
Interest received on General Fund deposits	834.70	419.98
Interest received on Cyclical Maintenance Fund deposits	55.26	27.80
	<u>31,836.96</u>	<u>24,254.78</u>
PAYMENTS		
Expenses of running the charity and almshouses		
Heating	1505.62	1,975.50
Repairs and maintenance	3159.83	17,779.50
Grass keep and maintenance	425.00	400.00
Insurance	1048.39	966.03
National Almshouses Association subscription	267.00	153.00
Council tax	0.00	815.20
Bank charges	0.00	25.00
Professional fees	220.00	0.00
Secretarial fees	600.00	975.00
Sundry expenses	215.94	81.75
	<u>7,441.78</u>	<u>23,170.98</u>
NET RECEIPTS / FOR THE YEAR	24,395.18	1,083.80
Transfer from National Association of Almshouses Common Investment Fund	0.00	170,000.00
Purchase of 11 Johnson Avenue, Brackley	0.00	-198,935.70
CASH AND BANK BALANCES BROUGHT FORWARD	36,185.30	64,037.20
CASH AND BANK BALANCES CARRIED FORWARD	<u>60,580.48</u>	<u>36,185.30</u>

SIR THOMAS CREWE'S ALMSHOUSES
 YEAR ENDED 30TH JUNE 2024
 STATEMENT OF ASSETS AND LIABILITIES AS AT 30TH JUNE 2024

PAGE 5

	2024	2023
	£	£
MONETARY ASSETS		
Current account with Barclays Bank	42390.07	18,884.85
Deposits with COIF Charities Deposit Fund		
General	17060.74	16,226.04
Cyclical Maintenance Fund	1129.67	1,074.41
	<u>60,580.48</u>	<u>36,185.30</u>
Rent arrears	128.00	0.00
Prepayments	1048.39	1,028.81
	<u>61,756.87</u>	<u>37,214.11</u>
LIABILITIES		
Accrued expenses	0.00	0.00
	<u>61,756.87</u>	<u>37,214.11</u>

NON-MONETARY ASSETS

Four Restored Almshouses and property at Johnson Avenue which were insured for £1,283,110 as at 30th June 2024.
 917.773 National Association of Almshouses Common Investment Fund accumulated shares.

These accounts were approved for issue by the trustees on 26th November 2024.

 Anthony Bagot-Webb [chairman]

 John Vidler [treasurer]

SIR THOMAS CREWE'S ALMSHOUSES
YEAR ENDED 30TH JUNE 2024
NOTES TO THE ACCOUNTS

1.ACCOUNTING BASIS

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2.INVESTMENTS

917.773 National Association of Almshouses Common Investment Fund accumulation shares.

The market value of each share as at 30th June 2024 was £118.5881 giving a gross realisable value of £108,837.

The market value of each share as at 30th June 2023 was £106.3369 giving a gross realisable value of £97,593.

3.MAINTENANCE AND HEATING CONTRIBUTIONS

	2024	2023
	£	£
Received in the year (including any arrears from the previous year)		
82 High Street	6,248	5,712
84 High Street	6,285	6,179
86 High Street	5,512	5,224
88 High Street	5,576	5,192
11 Johnson Avenue	7,326	1,500
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	30,947	23,807
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Victoria Balderstone ACA

Date: 30 December 2024

Address: 17 Carleton Meadows, Penrith, CA11 8UR

Professional Body: Institute of Chartered Accountants in England and Wales (ICAEW)

ICAEW Number: 6747322