

Summary of the objects of the charity set out in its governing document

To provide subsidised housing for people in need. With a preference being given to Single Women residing in Tywyn

Section C Objectives and activities

You may choose to include additional information, where relevant, about:

- policies and procedures adopted for the induction and training of trustees;
- the charity's organisational structure and any wider network with which the charity works;
- relationship with any related parties;
- trustees' consideration of major risks and the system and procedures to manage them.

The Charity is governed by a body of seven Trustees.

The Trustees use an Agent Mrs B E Vasey- Martindale MBPSS MBACB (Accredited) to act as their Clerk/ Secretary and undertake all day to day Administration, Financial and Social Care activities.

The Trustees at regular Trustee Meetings have the final decisions on major transactions including the Appointment of Residents and their Social and Medical Care, Building repairs and selection of Contractors for maintenance, replacements and renewals.

The Accounts are checked each year by an Independent Person, this year Iona Richards an Accountant of E W Owen & Co, Dolgellau carried out this task.

Additional governance issues (Optional Information)

Description of the charity's trusts

Type of governing document

How the charity is constituted

Trustee selection methods

Unincorporated
Trust
Appointed by Trustees

Section B Structure, governance and management

Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

Name of chief executive or names of senior staff members (Optional information)

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Name

Address


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- You may choose to include further statements, where relevant, about:
- policy on grantmaking;
  - policy programme related investment;
  - contribution made by volunteers.

## Additional details of objectives and activities (Optional Information)

Summary of the main activities undertaken for the public benefit in relation to these objects (include within this section the statutory declaration that trustees have had regard to the guidance issued by the Charity Commission on public benefit)

The Anne Owens Almshouse Charity is a member of the Almshouse Association and complies with their Standards of Almshouse Management and Ethical requirements.

The Charity complies with the Human Rights Act 1998 and fulfils the provision of providing subsidised housing. The Charity owns eight properties and all of these are currently occupied by eight single women who are on low income. All eight one bedroom houses are on Frankwell Street, Tywyn, LL36 9EP.

Summary of the main achievements of the charity during the year

The Charity owns eight single bedroom houses to provide subsidised housing for people in need. During 2020 – 2021 Accounting Period the Charity was successful in its aims by providing housing for eight women from the area of Tywyn who are on low income.

It is the responsibility of the Trustees of the Almshouse to keep each property in good working order, this is an ongoing project. Small building repairs were made on all the eight properties during this accountancy period.

Plumbing repairs have been carried out where necessary and all properties have current annual British Gas Home Serve 4 contracts which include the Landlords certificates and cover for electrical and plumbing repairs. Electrical surveys were carried by 'Phil Pugh Electrical' on all the properties, any repairs and renewals of equipment were made so the Electrical Certificates could be issued.

Planned major repairs of the external rear walls and guttering of properties 4-9 Frankwell Street were not able to be carried out during 2020-2021. Due to the Covid19 pandemic it was difficult for Builders to visit and quote for the contract since we had residents socially distancing due to health problems. The budget for these repairs as been carried forward to the next financial period.

The Trustees have agreed to continue with British Gas Homecare Four – Boiler, controls and central heating cover including an annual service, plus repairs to plumbing, drains and home electrics, until the polices are due for renewal November 2021 during 2021.



## Section F

## Other optional information

- You may choose to include additional information, where relevant about:
- the charity's principal sources of funds (including any fundraising);
  - how expenditure has supported the key objectives of the charity;
  - investment policy and objectives including any ethical investment policy adopted.

## Further financial review details (Optional information)

## Details of any funds materially in deficit

## Brief statement of the charity's policy on reserves

## Section E

## Financial review

Reserves are invested in the M & G Charity Multi Asset Fund Accumulation Units, withdrawals are only made every few years for major renovations or emergencies from this investment account.

WMC's are paid by the residents on a monthly basis, currently at £299, these contributions include water and sewerage rates, reduced Television Licenses £7.50 for those working less than 15 hours a week and free for residents over 75. The Contributions received from the residents are carefully managed so they can cover any routine annual repairs and renewals, Administration costs including the Agent's fees, Accountancy and Building Insurance premiums, upkeep of the Community Garden and Health and Safety costs.

The Residents are required to cover their own house contents insurance and the internal decoration of their homes.

In 2014 the Charity received an interest free loan for ten years for the sum of £40,000 plus £4000 administration fee, from the Almshouse Association. This loan was to assist the Anne Owens Charity to purchase another Almshouse. The Charity owned numbers 5-9 Frankwell Street, and have a Community Garden for the residents at the rear of the properties. The owner of number 4 Frankwell Street had a right of access through the garden to the rear of her property. The owner was a young person and with her friends and dog regularly caused problems for the residents with anti social behaviour including noise and smoking. So when she decided to sell the property, the Trustees felt it was in the residents' best interest to purchase the house and add it to their Almshouse portfolio. Current outstanding loan total at 31/03/2021. £14,700

The Trustees are responsible for the compliance of current Health and Safety legislation and regulations. All eight Almshouses are fitted with Fire blankets and a Fire Hydrant which are checked and serviced annually.

The Trustees aim to keep all properties into a good state of repair and have a regular maintenance and renewal policy. Complaints and requested from the Residents are acted on promptly.

The Trustees delegate the day to day management of the Charity to an Agent who also acts as the Clerk to the Trustees.

The Appointment of Trustees and Residents is the responsibility of the Trustees.

The Chairman Richard Vaughan, Trustee Gwenda Roberts, along with the Agent Barbara Vasey-Martindale, are the designated signatories for the Charity's Barclays bank and M & G Investment accounts. All transactions require 2 signatures. The Agent's fees and monthly payments to the Petty Cash Account are paid by Direct Debit which are authorised by the body of Trustees.

The Trustees are willing to act for the Anne Owens Almshouse Charity Registered 251 253 for the next Financial Period 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2022.

**Section G Declaration**

The trustees declare that they have approved the trustees' report above.

Signed on behalf of the charity's trustees

Signature(s)	<i>Linda Vaughan</i>	Full name(s)	<i>Linda Vaughan</i>	Position (eg Secretary, Chair, etc)	<i>CHAIRMAN</i>	Date	
	<i>Gwen Roberts</i>		<i>Gwen Roberts</i>				





# Section B Statement of assets and liabilities at the end of the period

Categories

## B1 Cash funds

Details	(agree balances with receipts and payments accounts))		
	Unrestricted funds	Restricted funds	Endowment funds
Bank & Cash	12,768	-	-
	-	-	-
	-	-	-
<b>Total cash funds</b>	<b>12,768</b>	<b>-</b>	<b>-</b>

## B2 Other monetary assets

Details	to nearest £		
	Unrestricted funds	Restricted funds	Endowment funds
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-

## B3 Investment assets

Details	Fund to which asset belongs		
	Restricted	Cost (optional)	Current value (optional)
M & G Investment Account		-	163,652
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-

## B4 Assets retained for the charity's own use

Details	Fund to which asset belongs		
	Restricted	Cost (optional)	Current value (optional)
6 Almshouses each valued £85,000		-	680,000
Property		-	-
		-	-
		-	-
		-	-
		-	-
		-	-
		-	-

## B5 Liabilities

Details	Fund to which liability relates		
	Amount due (optional)	When due (optional)	
Almshouse Association Loan	14,700	01 August 2024	
	-		
	-		
	-		
	-		
	-		

Signed by one or two trustees on behalf of all the trustees

CCXX R2 accounts (SS)

Signature	Print Name	Date of approval
<i>Gwendolyn Mary Roberts</i>	Gwendolyn Mary Roberts	
<i>Almshouse Association</i>	Almshouse Association	

# Independent examiner's report on the accounts

## Section A Independent Examiner's Report

Report to the trustees/  
members of

Anne Owens Almshouse Charity –  
originally known as Mrs Anne Owen's Almshouse

On accounts for the year  
ended

31<sup>st</sup> March 2021

Charity no  
(if any)

251253

Set out on pages

Respective  
responsibilities of  
trustees and 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 144 of the Charities Act 2011 (the Charities Act) and that an  
independent examination is needed.  
It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the procedures laid down in the general Directions given by the  
Charity Commission (under section 145(5)(b) of the Charities Act, and
- to state whether particular matters have come to my attention.

Basis of independent  
examiner's statement

My examination was carried out in accordance with general Directions given  
by the Charity Commission. An examination includes a review of the  
accounting records kept by the charity and a comparison of the accounts  
presented with those records. It also includes consideration of any unusual  
items or disclosures in the accounts, and seeking explanations from the  
trustees concerning any 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.

Independent  
examiner's statement

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 130 of the  
Charities Act; and  
• to prepare accounts which accord with the accounting records and  
comply with the accounting requirements of the Charities 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.

\* Please delete the words in the brackets if they do not apply.

Signed:

I. P. Richards

Date:

11/10/2021

Name:

IONA PYRS RICHARDS

Relevant professional  
qualification(s) or body

FCCA