



Trustees' Annual Report for the period

| | | | | | | | |
|-------------|-------------------|-------------|--------------|-----------------|-----------|-------------|--------------|
| | Period start date | | | Period end date | | | |
| From | Day 01 | Month 04 | Year 2022 | To | Day 31 | Month 03 | Year 2023 |

Section A

Reference and administration details

| | |
|---|---|
| Charity name | Mrs Anne Owens Almshouse |
| Other names charity is known by | Anne Owens Almshouse Charity |
| Registered charity number (if any) | 251253 |
| Charity's principal address | Tarren, Brynhyfryd Road, Tywyn Gwynedd Postcode LL36 9HG |

Names of the charity trustees who manage the charity

| | Trustee name | Office (if any) | Dates acted if not for whole year | Name of person (or body) entitled to appoint trustee (if any) |
|----|------------------|-----------------|-----------------------------------|---|
| 1 | Richard Vaughan | Chairman | | Body of Trustees |
| 2 | Anne Lloyd-Jones | | | |
| 3 | John Gray- Jones | | | |
| 4 | Linda Kelly | | | |
| 5 | Geraint Owen | | | |
| 6 | Gwenda Roberts | | | |
| 7 | Catherine Evans | | | |
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Names of the trustees for the charity, if any, (for example, any custodian trustees)

| Name | Dates acted if not for whole year |
|------|-----------------------------------|
| | |
| | |
| | |

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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Section B Structure, governance and management

Description of the charity's trusts

| | |
|--------------------------------|------------------------|
| Type of governing document | Unincorporated |
| How the charity is constituted | Trust |
| Trustee selection methods | Appointed by Election. |

Additional governance issues (Optional information)

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.

History of Mrs Anne Owen's Almshouses

1. Anne Owen kindly built in 1738 five dwellings and left land producing £8 per annum to five widows.

In 1875 due to the uninhabitable dilapidated condition of these five dwellings on Ynysmaengwyn Street the agent of Ynysmaengwyn Estate exchanged them for the five cottages on Frankwell Street

2. *Quote from the Scheme dated 21st August 1931. 'note – the five Cottages or Almshouses above mentioned were vested in 'The Official Trustee of Charity Lands' by an Order of the Charity Commissioners of the 16th March 1883.'* -

The two cottages numbers 16 x 17 Frankwell Street were purchased by Cyngor Dosbarth Meirionnydd (CDM) when the estate of YNYS Y Maengwyn was sold by auction in 1878. The Anne Owen Trustees purchased them 31st May 1894 for the sum of £108 plus repairs £25 9s due to major improvements and repairs on the 30th March 1976 a twenty year mortgage was agreed with CDM at the cost of £2,300 plus interest of eight and a half percent.

31st October 2014 Number 4 Frankwell Street was purchased from Lisa Bishop for £85,000 this was funded £45,000 from Investment Fund and a 10 year interest free loan of £40,000 from the Almshouse Association plus an arrangement fee of £2,000.

MANAGEMENT DOCUMENT

Objective – To provide subsidised housing for people in need, with preference being given to single women residing in Tywyn.

The Trustee Body is hereinafter described as the Committee

THE COMMITTEE

3. Administration of Charity

4. Powers of the committee as set out in the by the Charity Commission and in accordance with The Almshouse Association's 'Standards of Almshouse Management'

In addition to any other powers which they have, the committee may exercise the following powers in furtherance of the objects of the charity:

- (1) Power to make rules, regulations and variances consistent with this Scheme for the management of the charity. The rules may include the terms and conditions upon which the Charity is administered.
- (2) Power to raise funds. (The committee must not undertake any permanent trading activity.)
- (3) Trustees shall not receive any remuneration, or be interested in the supply of work or goods, at the cost of the Charity.

5. Committee of Management

- (1) The members of the committee are the managing trustees of the charity.
- (2) The Trustees consist of:
 - (1) 7 competent persons elected by the existing Trustees.
 - (2) Persons shall be residing or carrying on business in the Tywyn area they may be, but do not need to be, members of Tywyn Town Council.
- (3) The term of office of all members will end at the end of their term of 7 years. They may be re-elected or re-appointed.

6. Elected Trustees

- (1) Elected trustee must be appointed at a quorate meeting of the trustee body having been given the appropriate notice in accordance with Clause 5
- (2) The appointment of trustees will be effective from the date of the meeting and completion of the Trustees Appointment Form, which needs to be also signed by two existing Trustees.

| | |
|---|--|
| 7. | <p>Appointed Trustees</p> <ul style="list-style-type: none"> (1) Any appointment must be made according to the ordinary practice of the appointing body. (2) The appointment will be effective from the later of: <ul style="list-style-type: none"> (a) the date on which the new trustee signs the Trustees Appointment Form. (b) the date on which the committee or their secretary or clerk are informed of the appointment. |
| 8. | <p>New Trustees</p> <p>The committee must give each new trustee on first appointment:</p> <ul style="list-style-type: none"> (1) a copy of the governing documents of the charity, including this Management Document and any amendments made to it; (2) a copy of the charity's latest report and statement of accounts. |
| 9. | <p>Register of Trustees</p> <ul style="list-style-type: none"> (1) The committee must keep a register of the name and address of every trustee and the dates on which their terms of office begin and end |
| <p>Appointment of a New Trustee: Must be a Local person well known and of Good Standing in the Community. DBS check is required.</p> | |

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| Section C | Objectives and activities |
|------------------|----------------------------------|

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.

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 the trust of the charity, in the appointment of residents. The Charity provides housing for eight single female residents on low income, in single bedroom houses on Frankwell Street, Tywyn, all properties are occupied.

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

The appointment of Trustees and Residents is the responsibility of the Trustees. New Residents were appointed to two of the houses in the last year.

Bank transactions require two signatories, Investment Account transfers requires the agreement and signatures of all Trustees.

Additional details of objectives and activities (Optional information)

You **may choose** to include further statements, where relevant, about:

- policy on grantmaking;
- policy programme related investment;
- contribution made by volunteers.

Summary of the main achievements of the charity during the year

The Trustees are responsible for the upkeep and compliance of current health and safety legislation and regulations. All eight Almshouses are fitted with Fire blankets; a Fire Hydrant which is serviced annually is available in the communal garden. The Gas boilers are serviced annually By British Gas and up to date Landlords Certificates are kept for Heating and Electricity.

All Properties are kept to a good standard of repair, and repairs requested by the Residents are acted on promptly. During this accountancy period, a new bathroom was installed in one of the oldest cottages number 16, and a new kitchen sink and taps for Number 17 In next year's budget all bathrooms in the Cottages are scheduled to be renovated and renewed where necessary.

All houses are checked regularly for damp, the internal front lounge wall of number 8 was replaced and a new window sill installed, whilst the property was empty. Number 6 requires the same repairs but the Resident was suffering grief, and refused the workman entry. Number 8 had extensive repairs to the roof, and a new carpet was supplied for the Resident due to water damage.

Section E

Financial review

Brief statement of the charity's policy on reserves

Reserves are invested in M&G Charity Multi Asset Fund, M&G Investments.
Reserves are used for major repairs and renovations.
Reserves can be used to purchase additional Almshouses.

Details of any funds materially in deficit

The Almshouse Association provided in 2014 a £40,000 interest free loan plus admin costs of £4,000 total to be repaid £44,000 over ten years. Repayment is made in two payments of £2,100, totalling £4,200 per year. the loan balance at 31 March 2023 is £6,300. The loan was to purchase another property to use as an Almshouse, 4 Frankwell Street, which had access to the Anne Owens Charity Community Garden, making access now Residents Only.

Further financial review details (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.

Routine maintenance the day to day running costs and expenditure of the Charity is provided from the Residents weekly maintenance contributions to expenditure (WMC). The WMC amount is revised annually by the Trustees.

M&G Charity Multi Asset Accumulation Investment provides funding for large renovations of the properties.

Section F

Other optional information

The Anne Owen's Almshouse Charity is active, all 8 one bed roomed houses are occupied and will be on going during 2023/2024. The Chairman and Trustees are willing to act for the Charity for the next 3 years.

Section G

Declaration

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

Signed on behalf of the charity's trustees

Signature(s)



Full name(s)

Mrs Barbara E Vasey-Martindale

Position (eg Secretary, Chair, etc)

Administrator and Clerk to the Trustees

19/10/2023



CHARITY COMMISSION
FOR ENGLAND AND WALES

Anne Owens Almshouse Charity

251253

Receipts and payments accounts

CC16a

For the period
from

01/04/2022

To

31/03/2023

Section A Receipts and payments

| | Unrestricted funds to the nearest £ | Restricted funds to the nearest £ | Endowment funds to the nearest £ | Total funds to the nearest £ | Last year to the nearest £ |
|---|--|---|--|---------------------------------|-------------------------------|
| A1 Receipts | | | | | |
| Residents WMC | 28,929 | - | - | 28,929 | 27,543 |
| Interest on M&G Charity Accumulation | - | 2,032 | - | 2,032 | 17,945 |
| | - | - | - | - | - |
| | - | - | - | - | - |
| | - | - | - | - | - |
| | - | - | - | - | - |
| | - | - | - | - | - |
| Sub total (Gross income for AR) | 28,929 | 2,032 | - | 30,961 | 45,488 |
| A2 Asset and investment sales, (see table). | | | | | |
| | - | - | - | - | - |
| | - | - | - | - | - |
| Sub total | - | - | - | - | - |
| Total receipts | 28,929 | 2,032 | - | 30,961 | 45,488 |
| A3 Payments | | | | | |
| Administration costs | 11,240 | - | - | 11,240 | 11,129 |
| Health and safety | 81 | - | - | 81 | 60 |
| Legal costs | 2,013 | - | - | 2,013 | 2,019 |
| Building repairs | 3,548 | - | - | 3,548 | 5,343 |
| Services | 3,144 | - | - | 3,144 | 4,544 |
| | - | - | - | - | - |
| | - | - | - | - | - |
| | - | - | - | - | - |
| | - | - | - | - | - |
| Sub total | 20,026 | - | - | 20,026 | 23,095 |
| A4 Asset and investment purchases, (see table) | | | | | |
| Loan Almhouse Association | - | 4,200 | - | 4,200 | 4,200 |
| | - | - | - | - | - |
| Sub total | - | 4,200 | - | 4,200 | 4,200 |
| Total payments | 20,026 | 4,200 | - | 24,226 | 27,295 |
| Net of receipts/(payments) | 8,903 | 2,168 | - | 6,735 | 18,193 |
| A5 Transfers between funds | | | | | |
| A6 Cash funds last year end | | | | | |
| Cash funds this year end | 8,903 | 2,168 | - | 6,735 | 18,193 |

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

| Categories | Details | Unrestricted funds to nearest £ | Restricted funds to nearest £ | Endowment funds to nearest £ |
|----------------------|--|------------------------------------|----------------------------------|---------------------------------|
| B1 Cash funds | Current bank account | 16,910 | - | - |
| | Savings bank account | 500 | - | - |
| | Cash | 183 | - | - |
| | Total cash funds | 17,593 | - | - |
| | (agree balances with receipts and payments account(s)) | | | |

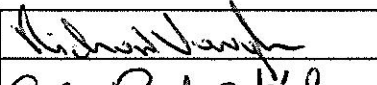
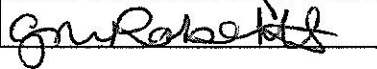
| | Details | Unrestricted funds to nearest £ | Restricted funds to nearest £ | Endowment funds to nearest £ |
|---------------------------------|---------|------------------------------------|----------------------------------|---------------------------------|
| B2 Other monetary assets | | - | - | - |
| | | - | - | - |
| | | - | - | - |
| | | - | - | - |
| | | - | - | - |
| | | - | - | - |

| | Details | Fund to which asset belongs | Cost (optional) | Current value (optional) |
|-----------------------------|--------------------------|-----------------------------|-----------------|--------------------------|
| B3 Investment assets | M & G Investment Account | Restricted | - | 183,630 |
| | | | - | - |
| | | | - | - |
| | | | - | - |
| | | | - | - |

| | Details | Fund to which asset belongs | Cost (optional) | Current value (optional) |
|---|------------------------------------|-----------------------------|-----------------|--------------------------|
| B4 Assets retained for the charity's own use | 8 Almhouses valued at £85,000 each | Restricted | - | 680,000 |
| | Property | | - | - |
| | | | - | - |
| | | | - | - |
| | | | - | - |
| | | | - | - |
| | | | - | - |
| | | | - | - |

| | Details | Fund to which liability relates | Amount due (optional) | When due (optional) |
|-----------------------|---------------------------|---------------------------------|-----------------------|---------------------|
| B5 Liabilities | Almhouse Association Loan | | 6,300 | 1st August 2024 |
| | | | - | |
| | | | - | |
| | | | - | |
| | | | - | |

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

| Signature | Print Name | Date of approval |
|---|-------------------|------------------|
|  | RICHARD VAUGHAN | 25-10-23 |
|  | GWENDOLYN ROBERTS | 25-10-23 |



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

Anne Owens Almshouse Charity

**On accounts for the year
ended**

31/03/2023

**Charity no
(if any)**

251253

Set out on pages

(remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31/03/2023**.

**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.

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

Signed:

I. P. Richards

Date:

20/10/2023

Name:

Iona Pyrs Richards

**Relevant professional
qualification(s) or body
(if any):**

FCCA

Address:

E W Owen & Co. Tŷ Glyndwr, Stryd Glyndwr, Dolgellau, Gwynedd, LL40 1BB