



# Trustees' Annual Report for the period

Period start date			Period end date				
From	Day	Month	Year	To	Day	Month	Year
	01	04	2023		31	03	2024

## 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	Gwenda Roberts			
6	Geraint Owen			
7	Catherine Evans			
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

## 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 (eg. trust deed, constitution)	Unincorporated
How the charity is constituted (eg. trust, association, company)	Trust
Trustee selection methods (eg. appointed by, elected by)	Appointed by Trustees

### 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.

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 has 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, E W Owen & Co, Dolgellau carried out this task.

## 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'

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 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)**

**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 Charity owns eight single bedroom houses to provided subsidised housing for people in need. During 2021 – 2022 Accounting Period the Charity was successful in its aims by providing housing for eight woman 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 2 contracts which include the Landlords certificates. 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 2023- 2024. Due to Builders back log of work due the Covid19 pandemic, due also to the weather which was either too hot or too wet The budget for these repairs as been carried forward to the next financial period.

The Trustees have agreed to reduce the British Gas Homecare Four – Boiler, controls and central heating cover including an annual service, plus repairs to plumbing, drains and home electrics, due to the price increases. British Gas two is now in operation which covers Boiler, controls and central heating cover including an annual service. The polices are due for renewal November 2024.

*[Faint, illegible handwritten text]*

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

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 £325 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, also Administration costs including the Agent's fees, Accountancy and Building Insurance premiums, upkeep of the Community Garden and Health and Safety appliances. The Residents are required to cover their own house contents insurance and the internal decoration of their homes.

## Details of any funds materially in deficit

In June 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 their residents' best interest to purchase the house and add it to their Almshouse portfolio. Current outstanding loan total at 31/03/2024. £2,100

## 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.

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.

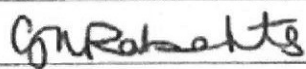
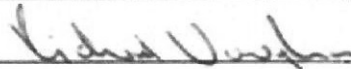
The Chairman Richard Vaughan, Trustee Gwenda Roberts, along with the Agent Barbara Vasey-Martindale, are the designated signatories for the Charity's Barclays bank and M & G Investment accounts. All transactions require 2 signatures. The Agent's fees and monthly payments to the Petty Cash Account are 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 2024 to 31<sup>st</sup> March 2025.

## 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)	GWENDA ROBERTS	RICHARD VAUGHAN
Position (eg Secretary, Chair, etc)	TRUSTEE	CHAIRMAN
Date	3-10-24	





CHARITY COMMISSION  
FOR ENGLAND AND WALES

Anne Owens Almshouse Charity

251253

## Receipts and payments accounts

CC16a

For the period  
from

01/04/2023

To

31/03/2024

### 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 £
<b>A1 Receipts</b>					
Residents WMC	30,624	-	-	30,624	28,929
		-	-	-	-
		-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	30,624	-	-	30,624	28,929
<b>A2 Asset and investment sales, (see table).</b>					
Interest on M&G Charity Accumulation	-	11,837	-	11,837	2,032
Interest on Barclays Savings account	7	-	-	7	-
<b>Sub total</b>	7	11,837	-	11,844	2,032
<b>Total receipts</b>	30,631	11,837	-	42,468	30,961
<b>A3 Payments</b>					
Administration costs	13,755	-	-	13,755	11,129
Health and safety	36	-	-	36	60
Legal costs	1,732	-	-	1,732	2,019
Building repairs	4,937	-	-	4,937	5,343
Services	4,863	-	-	4,863	4,544
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	25,323	-	-	25,323	23,095
<b>A4 Asset and investment purchases, (see table)</b>					
Loan Almhouse Association	-	4,200	-	4,200	4,200
	-	-	-	-	-
<b>Sub total</b>	-	4,200	-	4,200	4,200
<b>Total payments</b>	25,323	4,200	-	29,523	27,295
<b>Net of receipts/(payments)</b>	5,308	7,637	-	12,945	3,666
<b>A5 Transfers between funds</b>		-	-	-	-
<b>A6 Cash funds last year end</b>		-	-	-	-
<b>Cash funds this year end</b>	5,308	7,637	-	12,945	3,666



## 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 £
<b>B1 Cash funds</b>	Current bank account	16,137	-	-
	Savings bank account	507	-	-
	Cash	38	-	-
	<b>Total cash funds</b>	<b>16,682</b>	<b>-</b>	<b>-</b>
	(agree balances with receipts and payments account(s))			

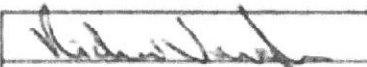

	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

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

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
<b>B4 Assets retained for the charity's own use</b>	6 Almshouses valued at £85,000 each	Restricted	-	680,000
	Property		-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
<b>B5 Liabilities</b>	Almhouse Association Loan		2,100	1st August 2024
			-	
			-	
			-	
			-	

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

Signature	Print Name	Date of approval
	RICHARD VAUGHAN	
	GWENDA ROBERTS	



# CHARITY COMMISSION FOR ENGLAND AND WALES

## Independent examiner's report on the accounts

### Section A

### Independent Examiner's Report

Report to the trustees/  
members of

Anne Owens Almshouse Charity

On accounts for the year  
ended

31/03/2024

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 **31/03/2024**.

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

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:

16/10/2024

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

Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).

Give here brief details of any items that the examiner wishes to disclose.