

# STOW-ON-THE-WOLD ALMSHOUSE CHARITY

England & Wales · Charity number 253240

## Details

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**Status** Registered

**Legal form** Other

**Registered** 1967-08-01

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

## Contact

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**Address** 2 Aubrey Mews  
Lower Swell Road  
Stow On The Wold  
Cheltenham  
Gloucestershire  
GL54 1NA

**Phone** 01451 831489

**Email** [chair@stowalmshouses.org](mailto:chair@stowalmshouses.org)

**Website** <https://stowalmshouses.org>

## Activities

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**Objects:** ALMSHOUSES FOR POOR PERSONS OF GOOD CHARACTER WHO (EXCEPT IN SPECIAL CASES TO BE APPROVED BY THE COMMISSIONERS) ARE RESIDENT IN THE PARISHES OF DONNINGTON MAUGERSBURY AND STOW-ON-THE-WOLD AT THE TIME OF APPOINTMENT.

**Activities:** Providing accommodation in Stow on the Wold, Gloucestershire.

## Classification

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- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Other Defined Groups

## Geography

- **Area of benefit:** PARISHES OF DONNINGTON, MAUGERSBURY AND STOW ON THE WOLD.
- Gloucestershire

## Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£35,487	£19,766	-	-
2024-12-31	£30,386	£7,920	-	-
2023-12-31	£24,817	£13,114	-	-
2022-12-31	£26,998	£38,199	-	-
2021-12-31	£27,886	£37,018	-	-
2020-12-31	£25,116	£15,410	-	-

## Trustees

Name	Role	Appointed
<b>Desmond George Ewing Watson</b>	Chair	2021-12-09
ANNA MASSEN		2025-02-12
COLIN LANGFORD		2025-04-09
Julian Patrick Lucas		2021-05-27
Rob Brown		2023-07-14
Valerie Margaret Watson		2021-12-09

**STOW-ON-THE-WOLD ALMSHOUSE CHARITY**

England & Wales - Charity number 253240

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# Accounts

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# Stow-on-the-Wold Almshouse Charity

## Charity No. 253240

### Trustees Annual Report for the period 1 January 2025 to 31 December 2025.

#### Overview

The Stow-on-the-Wold Almshouse Charity (SAC) is an unincorporated body of up to nine trustees who are unpaid volunteers living locally. SAC manages and administers 6 almshouses and up to 6 residents who are sole occupants. The governing document is the Scheme of 18 October 1971. We are members of the Almshouse Association and are guided to a large extent by their Standards of Almshouse Management documentation.

At the root of our Charity is the Charity of Richard Shepham, a wealthy London merchant who rebuilt the almshouses and adjacent grammar school in 1594. The original eight almshouses were founded by William Chester in 1476 by his will 'as nigh the church of Stowe as can be had'. However they were in ruins by 1594. The present almshouses were rebuilt again in two blocks in the mid-19<sup>th</sup> century, one with six almshouses and the other, at right angles, with three. Some of the almshouses were quite small and, in 1968/9, the internal layouts were changed, reducing the number of almshouses, while increasing the area of each, to four in the larger block and to two in the smaller block, and renovating them all to the standards of the day. The trustees' efforts today are applied to maintaining and further improving them.

#### Trustees

Over the course of 2025, there were several changes regarding personnel on the trustees of the Stow Almshouses. There were 7 trustees in place at the end of the year. Desmond Watson remained in the role of Chair.

The trustees at the end of 2025 were:

Barry Hogarth	(Nominative trustee)
Colin Langford	(Nominative trustee)
Anna Massen	(Nominative trustee)
Julian Lucas	(Co-optative trustee and Treasurer)
Robert Brown	(Co-optative trustee and Secretary)
Desmond Watson	(Co-optative and Chair)
Valerie Watson	(Co-optative trustee)

#### Residents

Eligibility of residents is dependent on their financial situation and on being resident in the civil parishes of Donnington, Maugersbury or Stow-on-the-Wold at the time of appointment, the latter condition may be waived under certain conditions.

During 2025 we had full occupancy. All residents regularly paid Weekly Maintenance Contributions.

During 2025 full 5 year Electrical testing of each property was completed. A few minor defects were dealt with during the course of the testing.

## Stow-on-the-Wold Almshouse Charity

### Charity No. 253240

A major exterior lighting project was undertaken. New low energy exterior lamps were fitted to each property at both front and back doors. Some funding towards this was obtained from a Stow Town Council grant. The new lights have greatly increased security and convenience.

A second major project was also undertaken, involving the replacement of external front doors on all six properties. These are of a upvc construction and have multipoint security locking. The new doors have much improved security and comfort.

Finally, to help alleviate dampness in the properties, residents were offered dehumidifiers purchased by the charity. Four residents wished to have a dehumidifier. The machines have helped to reduce condensation and the residents with the machines have been pleased with the improvement made in their properties.

#### Accounts

This year's accounts have been subject to independent scrutiny and prepared by Monahans Chartered Accountants, then approved by the treasurer on behalf of the trustees.

Most of the Charity's income in 2025 was raised from the weekly maintenance contributions (WMCs) levied on our residents.

The WMC was raised to £100 a week from January 1<sup>st</sup>, 2025. This equates to a charge to residents of £433 per calendar month.

Total receipts for the year 1 Jan 2025 – 31 Dec 2025 were £35,487. From this £8,000 was invested in M&G high interest savings. We received a grant of £1876 from Stow Town Council in 2025.

The trustees will continue further improvements and refurbishment of the Almshouses in 2026 and beyond.

Annual Report prepared on 26 May 2026 by:

*D. G. E. Watson*

Desmond Watson

Chair, on behalf of the board of trustees of the Stow-on-the-Wold Almshouse Charity.



Stow on the Wold Almshouse Charity	No (if any)
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Receipts and payments accounts

CC16a

For the period from	Period start date	To	Period end date
	01.01.2025		31.12.2025

**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>					
Maintenance contributions - No 1	5,200	-	-	5,200	4,992
Maintenance contributions - No 2	6,035	-	-	6,035	3,616
Maintenance contributions - No 3	5,200	-	-	5,200	4,992
Maintenance contributions - No 4	5,198	-	-	5,198	5,492
Maintenance contributions - No 5	5,200	-	-	5,200	4,992
Maintenance contributions - No 6	4,774	-	-	4,774	5,010
Common investment fund dividends	1,867	-	-	1,867	1,291
Grants	1,876	-	-	1,876	
Interest	138	-	-	138	
		-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>35,487</b>	<b>-</b>	<b>-</b>	<b>35,487</b>	<b>30,386</b>
<b>A2 Asset and investment sales, (see table).</b>					
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total receipts</b>	<b>35,487</b>	<b>-</b>	<b>-</b>	<b>35,487</b>	<b>30,386</b>
<b>A3 Payments</b>					
Water, rates and heating	221	-	-	221	368
N.A.A Subscription	365	-	-	365	353
Buildings insurance	1,180	-	-	1,180	1,162
Property repairs and maintenance	15,711	-	-	15,711	3,793
Accountancy	504	-	-	504	474
Web hosting	185	-	-	185	435
Professional fees	1,200	-	-	1,200	1,335
Office supplies	94	-	-	94	-
Other	305	-	-	305	-
		-	-	-	-
<b>Sub total</b>	<b>19,766</b>	<b>-</b>	<b>-</b>	<b>19,766</b>	<b>7,920</b>
<b>A4 Asset and investment purchases, (see table)</b>					
	-	-	-	-	-
Paid into M&G	8,000	-	-	8,000	10,015
		-	-	-	-
<b>Sub total</b>	<b>8,000</b>	<b>-</b>	<b>-</b>	<b>8,000</b>	<b>10,015</b>
<b>Total payments</b>	<b>27,766</b>	<b>-</b>	<b>-</b>	<b>27,766</b>	<b>17,935</b>
<b>Net of receipts/(payments)</b>	<b>7,721</b>	<b>-</b>	<b>-</b>	<b>7,721</b>	<b>12,451</b>
<b>A5 Transfers between funds</b>		-	-	-	-
<b>A6 Cash funds last year end</b>	19,921	-	-	19,921	7,470
<b>Cash funds this year end</b>	<b>27,642</b>	<b>-</b>	<b>-</b>	<b>27,642</b>	<b>19,921</b>

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

Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment fund: to nearest £
<b>B1 Cash funds</b>	Current account	17,505	-	-
	Deposit account	10,137	-	-
		-	-	-
	<b>Total cash funds</b>	<b>27,642</b>	<b>-</b>	<b>-</b>

with receipts and payments account(s)) OK OK OK

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

	Details	to which asset belongs	Cost (optional)	Current value (optional)
<b>B3 Investment assets</b>	The National Association of Almsh		-	49,161
			-	-
			-	-
			-	-
			-	-

	Details	to which asset belongs	Cost (optional)	Current value (optional)
<b>B4 Assets retained for the charity's own</b>			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

	Details	to which liability	Amount due (optional)	When due (optional)
<b>B5 Liabilities</b>			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of the charity

Signature	Print Name	Date of approval

Monahans  
Hermes House  
Fire Fly Avenue  
Swindon  
SN2 2GA

Dear Sirs

### **Stow on the Wold Almshouse**

The following representations are made on the basis of enquiries of management and staff with relevant knowledge and experience such as we consider necessary in connection with your independent examination of the charity's financial statements for the year ended 31<sup>st</sup> December 2025. These enquiries have included inspection of supporting documentation where appropriate and are sufficient to satisfy ourselves that we can make each of the following representations. All representations are made to the best of our knowledge and belief.

#### **1. General**

We acknowledge that the work performed by you is substantially less in scope than an audit performed in accordance with International Standards on Auditing (UK) and that you do not express an audit opinion.

We confirm that the charity was entitled to exemption under section 144 of the Charities Act 2011 the requirement to have its financial statements for the financial year ended 31<sup>st</sup> December 2025 audited.

We have fulfilled our responsibilities as directors / trustees as set out in the terms of your engagement letter dated 13<sup>th</sup> May 2024, under the Charities Act 2011 for preparing financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice), for being satisfied that they give a true and fair view and for making accurate representations to you.

All the transactions undertaken by the charity have been properly reflected and recorded in the accounting records.

All the accounting records have been made available to you for the purpose of your independent examination. We have provided you with unrestricted access to all appropriate persons within the charity, and with all other records and related information requested, including minutes of all management and trustee meetings and correspondence with The Charity Commission.

The financial statements are free of material misstatements, including omissions.

#### **2. Assets and liabilities**

The charity has satisfactory title to all assets and there are no liens or encumbrances on the charity's assets, except for those that are disclosed in the notes to the financial statements.

All actual liabilities, contingent liabilities and guarantees given to third parties have been recorded or disclosed as appropriate.

We have no plans or intentions that may materially alter the carrying value and, where relevant, the fair value measurements or classification of assets and liabilities reflected in the financial statements.

**3. Accounting estimates**

The methods, data and significant assumptions used by us in making accounting estimates, and their related disclosures, are appropriate to achieve recognition, measurement and disclosure that is reasonable in the context of the applicable financial reporting framework.

**4. Loans and arrangements**

The charity has not granted any advances or credits to, or made guarantees on behalf of, directors other than those disclosed in the financial statements.

**5. Legal claims**

We have disclosed to you all claims in connection with litigation that have been, or are expected to be, received and such matters, as appropriate, have been properly accounted for and disclosed in the financial statements.

**6. Laws and regulations**

We have disclosed to you all known instances of non-compliance or suspected non-compliance with laws and regulations whose effects should be considered when preparing the financial statements.

**7. Related parties**

Related party relationships and transactions have been appropriately accounted for and disclosed in the financial statements. We have disclosed to you all relevant information concerning such relationships and transactions and are not aware of any other matters which require disclosure in order to comply with legislative and accounting standards requirements.

**8. Subsequent events**

All events subsequent to the date of the financial statements which require adjustment or disclosure have been properly accounted for and disclosed.

**9. Going concern**

We believe that the charity’s financial statements should be prepared on a going concern basis on the grounds that current and future sources of funding or support will be more than adequate for the charity’s needs. We have considered a period of twelve months from the date of approval of the financial statements. We believe that no further disclosures relating to the charity’s ability to continue as a going concern need to be made in the financial statements.

**10. Grants and donations**

All grants, donations and other income, the receipt of which is subject to specific terms or conditions, have been notified to you. There have been no breaches of terms or conditions in the application of such income.

*D. G. E. Williams*

..... 26 May 2026.....

Signed on behalf of the Board of Trustees

Date

In signing the above I/we confirm that I/we have discussed the contents of this letter with the board of trustees who are satisfied that the board are able to make these representations and that I/we have their authority to sign on behalf of the board.

**STOW-ON-THE-WOLD ALMSHOUSE CHARITY**

England & Wales - Charity number 253240

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# Accounts

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# Stow-on-the-Wold Almshouse Charity

Trustees Annual Report for the period 1 January 2024 to 31 December 2024.

Charity No. 253240.

## Overview

The Stow-on-the-Wold Almshouse Charity (SAC) is an unincorporated body of up to nine trustees who are unpaid volunteers living locally. SAC manages and administers 6 almshouses and up to 6 residents who are sole occupants, the governing document is the Scheme of 18 October 1971. We are members of the Almshouse Association and are guided to a large extent by their Standards of Almshouse Management documentation.

At the root of our Charity is the Charity of Richard Shepham, a wealthy London merchant who rebuilt the almshouses and adjacent grammar school in 1594. The original eight almshouses were founded by William Chester in 1476 by his will 'as nigh the church of Stowe as can be had' however they were in ruins by 1594. The present almshouses were rebuilt again in two blocks in the mid-19<sup>th</sup> century, one with six almshouses and the other, at right angles, with three. Some of the almshouses were quite small and, in 1968/9, the internal layouts were changed, reducing the number of almshouses, while increasing the area of each, to four in the larger block and to two in the smaller block, and renovating them all to the standards of the day. The trustees' efforts today are applied to maintaining and further improving them.

## Trustees

Over the course of 2024, there were several changes regarding personnel on the trustees of the Stow Almshouses. There were 5 trustees in place at the end of the year. Desmond Watson remained in the role of Chair.

The trustees at the end of 2024 were:

Alexa Buffery	(Nominative trustee)
Julian Lucas	(Co-optative trustee and Treasurer)
Robert Brown	(Co-optative trustee and Secretary)
Desmond Watson	(Co-optative and Chair)
Valerie Watson	(Co-optative trustee)

## Residents

Eligibility of residents is dependent on their financial situation and on being resident in the civil parishes of Donnington, Mangersbury or Stow-on-the-Wold at the time of appointment, the latter condition may be waived under certain conditions.

During 2024 we had full occupancy, and a low level of arrears compared to 2023.

During 2024 we completed the programme of refurbishing 4 of the almshouses which was started in 2023.

# Stow-on-the-Wold Almshouse Charity

## Accounts

This year's accounts have been subject to independent scrutiny and prepared by Monahans Chartered Accountants, then approved by the treasurer on behalf of the trustees.

Most of the Charity's income in 2024 was raised from the weekly maintenance charge (WMC) levied on our residents. The WMC was raised to £96 a week from January 1<sup>st</sup>, 2024. Total income was £30,386, from this £10,000 was invested in the M&G Extraordinary Repair Fund in 2024 which increased in value to £23,247 year end. We received no grants or donations in 2024.

The trustees will continue further improvements and refurbishment of the Almshouses in 2025 and beyond.

Annual Report prepared on 31 May 2025 by:

*D. G. E. Watson*

Desmond Watson

Chair, on behalf of the board of trustees of the Stow-on-the-Wold Almshouse Charity.

**Stow on the Wold Almshouse Charity**

**FINANCIAL STATEMENTS**

**YEAR ENDED 31 DECEMBER 2024**

**Charity number: 253240**

**INDEPENDENT EXAMINERS REPORT  
FOR THE YEAR ENDED 31 DECEMBER 2024**

I report to the trustees on my examination of the accounts of the above charity (“the Trust”) for the year ended 31 December 2024

**Responsibilities and basis of report**

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.

**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 (other than that disclosed below \*) 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

Signed: .....  
Helen Jones

Date: .....

Monahans  
Oakley House  
Tetbury Road  
Cirencester  
Gloucestershire  
GL7 1US

I approve these Financial Statements on behalf of the Trustees of the above name charity and confirm that we have made available all the relevant records and information for their preparation.

Signed: .....

Date: .....

Name: .....

# Stow on the Wold Almshouse Charity

## REVENUE ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2024

	2024	2023
	£	£
<b>INCOME</b>		
<b>Maintenance contributions</b>		
No 1	4,992	4,576
No 2	3,616	4,195
No 3	4,992	4,576
No 4	5,492	1,576
No 5	4,992	4,576
No 6	5,010	4,611
	<u>29,094</u>	<u>24,109</u>
Donations	-	30
Common investment fund dividends	1,291	678
	<u>30,386</u>	<u>24,817</u>
<b>OPERATING EXPENSES</b>		
Water, rates and heating	368	700
N.A.A. Subscription	353	539
Buildings Insurance	1,162	1,084
Property repairs and maintenance	3,793	4,461
Accountancy	474	210
Web hosting	435	435
Professional fees	1,335	5,684
	<u>7,920</u>	<u>13,114</u>
<b>NET PROFIT</b>	<u><u>22,466</u></u>	<u><u>11,703</u></u>

## Stow on the Wold Almshouse Charity

### BANK ACCOUNT AND INVESTMENTS SUMMARY FOR THE YEAR ENDED 31 DECEMBER 2024

	2024		2023
	£	£	£
<b>Cash at bank January 2023</b>		7,470	7,767
<b>Add : Receipts</b>			
Maintenance contributions	29,094		24,109
Donations	-		30
Common investment fund dividends	1,291		678
	<u>30,386</u>		<u>24,817</u>
<b>Less : Payments</b>			
Water, rates and heating	368		700
N.A.A. Subscription	353		539
Buildings Insurance	1,162		1,084
Property repairs and maintenance	3,793		4,461
Accountancy	474		210
Web hosting	435		435
Professional fees	1,335		5,684
Paid in to M&G	10,015		12,000
	<u>17,935</u>		<u>25,114</u>
<b>Cash at bank December 2023</b>		<u>19,921</u>	<u>7,470</u>
<b>Represented by:</b>			
Current account		19,921	7,470
		<u>19,921</u>	<u>7,470</u>
<b>The National Association of Almshouses Common Investment Fund as at 31 December 2024</b>			
<b>Income shares held</b>		<u>39,047</u>	<u>28,308</u>
<b>Value of Shares Held</b>		<u>£ 36,247</u>	<u>£ 25,426</u>

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## Signature Dates and Times

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You can find out more about UTC at the following web page:

<http://www.virtualcabinetportal.com/WhatIsUTC>

## Signature 1

Signed by Julian Lucas using authentication code TyksTEQqbCRXcWFR at IP address 2.223.136.211, on 2025/04/24 08:09:47 Z.

Julian Lucas's e-mail address is: [treasurer@stowalmshouses.org](mailto:treasurer@stowalmshouses.org).

**Stow on the Wold Almshouse Charity**

**FINANCIAL STATEMENTS**

**YEAR ENDED 31 DECEMBER 2024**

**Charity number: 253240**

**INDEPENDENT EXAMINERS REPORT  
FOR THE YEAR ENDED 31 DECEMBER 2024**

I report to the trustees on my examination of the accounts of the above charity (“the Trust”) for the year ended 31 December 2024

**Responsibilities and basis of report**

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.

**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 (other than that disclosed below \*) 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

Signed: .....  
Helen Jones

Date: .....

Monahans  
Oakley House  
Tetbury Road  
Cirencester  
Gloucestershire  
GL7 1US

I approve these Financial Statements on behalf of the Trustees of the above name charity and confirm that we have made available all the relevant records and information for their preparation.

Signed: .....

Date: .....

Name: .....

# Stow on the Wold Almshouse Charity

## REVENUE ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2024

	2024	2023
	£	£
<b>INCOME</b>		
<b>Maintenance contributions</b>		
No 1	4,992	4,576
No 2	3,616	4,195
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No 4	5,492	1,576
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No 6	5,010	4,611
	<u>29,094</u>	<u>24,109</u>
Donations	-	30
Common investment fund dividends	1,291	678
	<u>30,386</u>	<u>24,817</u>
<b>OPERATING EXPENSES</b>		
Water, rates and heating	368	700
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Buildings Insurance	1,162	1,084
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	<u>7,920</u>	<u>13,114</u>
<b>NET PROFIT</b>	<u><u>22,466</u></u>	<u><u>11,703</u></u>

## Stow on the Wold Almshouse Charity

### BANK ACCOUNT AND INVESTMENTS SUMMARY FOR THE YEAR ENDED 31 DECEMBER 2024

	2024		2023
	£	£	£
<b>Cash at bank January 2023</b>		7,470	7,767
<b>Add : Receipts</b>			
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	<u>30,386</u>		<u>24,817</u>
<b>Less : Payments</b>			
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	<u>17,935</u>		<u>25,114</u>
<b>Cash at bank December 2023</b>		<u>19,921</u>	<u>7,470</u>
<b>Represented by:</b>			
Current account		19,921	7,470
		<u>19,921</u>	<u>7,470</u>
<b>The National Association of Almshouses Common Investment Fund as at 31 December 2024</b>			
<b>Income shares held</b>		<u>39,047</u>	<u>28,308</u>
<b>Value of Shares Held</b>		<u>£ 36,247</u>	<u>£ 25,426</u>

# Virtual Cabinet Portal Digital Signatures

## Digital Signature Verification

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<http://www.virtualcabinetportal.com/WhatIsUTC>

## Signature 1

Signed by Julian Lucas using authentication code TyksTEQqbCRXcWFR at IP address 2.223.136.211, on 2025/04/24 08:09:47 Z.

Julian Lucas's e-mail address is: [treasurer@stowalmshouses.org](mailto:treasurer@stowalmshouses.org).

**STOW-ON-THE-WOLD ALMSHOUSE CHARITY**

England & Wales - Charity number 253240

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# Accounts

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# Stow-on-the-Wold Almshouse Charity

**Trustees Annual Report for the period 1 January 2022 to 31 December 2022.**

**Charity No. 253240.**

## Overview

The Stow-on-the-Wold Almshouse Charity (SAC) is an unincorporated body of up to nine trustees who are unpaid volunteers living locally. SAC manages and administers 6 almshouses and up to 6 residents who are sole occupants, the governing document is the Scheme of 18 October 1971. We are members of the Almshouse Association and are guided to a large extent by their Standards of Almshouse Management documentation.

At the root of our Charity is the Charity of Richard Shepham, a wealthy London merchant who rebuilt the almshouses and adjacent grammar school in 1594. The original eight almshouses were founded by William Chester in 1476 by his will 'as nigh the church of Stowe as can be had' however they were in ruins by 1594. The present almshouses were rebuilt again in two blocks in the mid-19<sup>th</sup> century, one with six almshouses and the other, at right angles, with three. Some of the almshouses were quite small and, in 1968/9, the internal layouts were changed, reducing the number of almshouses, while increasing the area of each, to four in the larger block and to two in the smaller block, and renovating them all to the standards of the day. The trustees' efforts today are applied to maintaining and further improving them.

## Trustees

Over the course of 2022, there were several changes regarding personnel on the trustees of the Stow Almshouses. There were seven trustees in place at the end of the year. However, Margaret Deacon had announced that she would step down as Chair at the January 2023 Trustees' Meeting and Ronald McAlpine also announced that he would be stepping down as Secretary and as a trustee at the January 2023 Trustees' Meeting.

The trustees at the end of 2022 were:

Alexa Buffery	(Nominative trustee)
Margaret Deacon	(Nominative trustee and Chair)
Julian Lucas	(Co-optative trustee and Treasurer)
Ronald McAlpine	(Co-optative trustee and Secretary)
Michael Moseley	(Nominative trustee)
Desmond Watson	(Co-optative)
Valerie Watson	(Co-optative trustee)

## Residents

Eligibility of residents is dependent on their financial situation and on being resident in the parishes of Donnington, Mangersbury or Stow-on-the-Wold at the time of appointment, the latter condition may be waived under certain

## **Stow-on-the-Wold Almshouse Charity**

conditions. At the start of 2022 the Almshouses were fully occupied, the residents had a wide range of occupancy between 3 years and 42 years. During the first Quarter of 2022 we lost three of our long-term residents to another social housing provider in Stow on the Wold. A fourth resident left the Almshouses upon finding alternative accommodation.

### Almshouses Income

The majority of our income is from the weekly maintenance charge (WMC) levied on our residents. This is set to match budgeted expenditure in the year. The was raised by 6.7% in 2022.

### Accounts

This year's accounts have been subject to independent scrutiny and prepared by Karen Lane-Stayt of Hillside Tax Solutions, then approved by the treasurer on behalf of the trustees.

Total income was £26,998. The Trustees took the opportunity to refurbish 4 of the properties during the periods they were vacant in 2022. The property repairs and maintenance totalled £31,904 in 2022, the vast majority being spent on these refurbishments. £5,000 was transferred from our M&G Extraordinary Repair Fund to cover a shortfall in the current account due to the expenditure required to refurbish four Almshouses for the new tenants. This £5000 was returned to the M&G Extraordinary Repair Fund in June 2023.

The trustees will consider options on further improvements to the Almshouses in 2023 and beyond.

Annual Report prepared on 18 September 2023 by:

*D. G. E. Watson*

Desmond Watson

Chair, on behalf of the board of trustees of the Stow-on-the-Wold Almshouse Charity.

**Stow on the Wold Almshouse Charity**

**FINANCIAL STATEMENTS**

**YEAR ENDED 31 DECEMBER 2022**

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**ACCOUNTANTS' REPORT**

to

Stow on the Wold Almshouse Charity

As described below you have approved the Financial Statements for the year ended 31 December 2022 set out on the attached pages. In accordance with your instructions, we have compiled these unaudited Financial Statements from the records and information and explanations supplied to us.

**HILLSIDE TAX SOLUTIONS**

Date: .....

3 Rissington Road  
Bourton on the Water  
Cheltenham  
Glos. GL54 2AY

I approve these Financial Statements on behalf of the Trustees of the above name charity and confirm that we have made available all the relevant records and information for their preparation.

.....

Date: .....

# Stow on the Wold Almshouse Charity

## REVENUE ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2022

	2022		2021
	£		£
<b>INCOME</b>			
<b>Maintenance contributions</b>			
No 1	4,160		3,900
No 2	4,160		3,900
No 3	4,160		3,900
No 4	4,160		3,900
No 5	4,160		3,900
No 6	4,160		3,900
	<u>24,960</u>		<u>23,400</u>
Donations	1,387		1,811
Common investment fund dividends	651		675
Groundworks UK Grant	-		1,000
Stow Parish Council grant	-		1,000
	26,998		27,886
<b>OPERATING EXPENSES</b>			
Water, rates and heating	1,174	-3	
N.A.A. Subscription	187	182	
Buildings Insurance	1,170	1,002	
Property repairs and maintenance	###	34,743	
Accountancy	205	205	
Office Supplies(petty cash)	409	100	
Web hosting	401	360	
Professional fees	2749	429	
	<u>38,199</u>	<u>37,018</u>	
<b>NET PROFIT</b>	<u><u>(11,201)</u></u>		<u><u>(9,132)</u></u>

## Stow on the Wold Almshouse Charity

### Bank Account and Investments Summary FOR THE YEAR ENDED 31 DECEMBER 2022

	2022		2021
	£	£	£
<b>Cash at bank January 2022</b>		22,527	31,659
Add : Receipts			
Maintenance contributions	24,960.00		23,400.00
Donations	1,387.00		1,810.97
Common investment fund dividends	651.00		675.42
Withdrawn M&G	5,000.00		-
Grants	-		2,000.00
	<u>31,998.00</u>		<u>27,886.39</u>
Less : Payments			
Water, rates and heating	1,174		-3
N.A.A. Subscription	187		182
Buildings Insurance	1,170		1,002
Property repairs and maintenance	31,904		34,743
Accountancy	205		205
Office Supplies(petty cash)	409		100
Web hosting	401		360
Professional fees	2,749		429
	<u>38,199</u>		<u>37,018</u>
Cash at bank December 2022		<u>16,326</u>	<u>22,527</u>
Represented by:			
Current account		7,767	22,035
COIF Charities deposit account		-	-
Maintenance fees due (debtors)		8,559	492
		<u>16,326</u>	<u>22,527</u>
The National Association of Almshouses Common Investment Fund as at 31 December 2022			
Income shares held		<u>14,549</u>	<u>20,467</u>
Value of Shares Held		<u>£ 13,021.00</u>	<u>£ 18,656.00</u>

**Stow on the Wold Almshouse Charity**

**FINANCIAL STATEMENTS**

**YEAR ENDED 31 DECEMBER 2022**

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**ACCOUNTANTS' REPORT**

to

Stow on the Wold Almshouse Charity

As described below you have approved the Financial Statements for the year ended 31 December 2022 set out on the attached pages. In accordance with your instructions, we have compiled these unaudited Financial Statements from the records and information and explanations supplied to us.

**HILLSIDE TAX SOLUTIONS**

Date: .....

3 Rissington Road  
Bourton on the Water  
Cheltenham  
Glos. GL54 2AY

I approve these Financial Statements on behalf of the Trustees of the above name charity and confirm that we have made available all the relevant records and information for their preparation.

.....

Date: .....

## Stow on the Wold Almshouse Charity

### REVENUE ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2022

	2022		2021
	£		£
<b>INCOME</b>			
<b>Maintenance contributions</b>			
No 1	4,160		3,900
No 2	4,160		3,900
No 3	4,160		3,900
No 4	4,160		3,900
No 5	4,160		3,900
No 6	4,160		3,900
	<u>24,960</u>		<u>23,400</u>
Donations	1,387		1,811
Common investment fund dividends	651		675
Groundworks UK Grant	-		1,000
Stow Parish Council grant	-		1,000
	26,998		27,886
<b>OPERATING EXPENSES</b>			
Water, rates and heating	1,174	-3	
N.A.A. Subscription	187	182	
Buildings Insurance	1,170	1,002	
Property repairs and maintenance	###	34,743	
Accountancy	205	205	
Office Supplies(petty cash)	409	100	
Web hosting	401	360	
Professional fees	2749	429	
	<u>38,199</u>	<u>37,018</u>	
<b>NET PROFIT</b>	<u><u>(11,201)</u></u>		<u><u>(9,132)</u></u>

## Stow on the Wold Almshouse Charity

### Bank Account and Investments Summary FOR THE YEAR ENDED 31 DECEMBER 2022

	2022		2021
	£	£	£
<b>Cash at bank January 2022</b>		22,527	31,659
Add : Receipts			
Maintenance contributions	24,960.00		23,400.00
Donations	1,387.00		1,810.97
Common investment fund dividends	651.00		675.42
Withdrawn M&G	5,000.00		-
Grants	-		2,000.00
	<u>31,998.00</u>		<u>27,886.39</u>
Less : Payments			
Water, rates and heating	1,174		-3
N.A.A. Subscription	187		182
Buildings Insurance	1,170		1,002
Property repairs and maintenance	31,904		34,743
Accountancy	205		205
Office Supplies(petty cash)	409		100
Web hosting	401		360
Professional fees	2,749		429
	<u>38,199</u>		<u>37,018</u>
Cash at bank December 2022		<u>16,326</u>	<u>22,527</u>
Represented by:			
Current account		7,767	22,035
COIF Charities deposit account		-	-
Maintenance fees due (debtors)		8,559	492
		<u>16,326</u>	<u>22,527</u>
The National Association of Almshouses Common Investment Fund as at 31 December 2022			
Income shares held		<u>14,549</u>	<u>20,467</u>
Value of Shares Held		<u>£ 13,021.00</u>	<u>£ 18,656.00</u>

**STOW-ON-THE-WOLD ALMSHOUSE CHARITY**

England & Wales - Charity number 253240

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# Accounts

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# Stow-on-the-Wold Almshouse Charity

**Trustees Annual Report for the period 1 January 2021 to 31 December 2021.**

**Charity No. 253240.**

## Overview

The Stow-on-the-Wold Almshouse Charity (SAC) is an unincorporated body of up to nine trustees who are unpaid volunteers living locally. SAC manages and administers 6 almshouses and up to 6 residents who are sole occupants, the governing document is the Scheme of 18 October 1971. We are members of the Almshouse Association and are guided to a large extent by their Standards of Almshouse Management documentation.

At the root of our Charity is the Charity of Richard Shepham, a wealthy London merchant who rebuilt the almshouses and adjacent grammar school in 1594. The original eight almshouses were founded by William Chester in 1476 by his will 'as nigh the church of Stowe as can be had' however they were in ruins by 1594. The present almshouses were rebuilt again in two blocks in the mid-19<sup>th</sup> century, one with six almshouses and the other, at right angles, with three. Some of the almshouses were quite small and, in 1968/9, the internal layouts were changed, reducing the number of almshouses, while increasing the area of each, to four in the larger block and to two in the smaller block, and renovating them all to the standards of the day. The trustees' efforts today are applied to maintaining and further improving them.

## Trustees

There are up to 9 trustees on the board, 1 ex-officio, 4 nominated by the local council and 4 co-optative members. There were 5 trustees in place at the end of the year, the ex-officio trustee position became vacant following the retirement of the Rector of St Edward's Church in Stow-on-the-Wold and another trustee resigned to take up a post as a Town Councillor. Prospective trustees are being interviewed.

The trustees at the end of 2021 were:

(Vacant awaiting new Rector)	(Ex officio trustee and Chairman)
Margaret Deacon	(Nominated trustee and Chair)
Julian Lucas	(Co-optative trustee and Treasurer)
Ronald McAlpine	(Co-optative trustee and Secretary)
Mike Curtis	(Nominated trustee)
Joanna Davies	(Nominated trustee)

The trustees at the time of signing the 2021 accounts are:

(Vacant awaiting new Rector)	(Ex officio trustee and Chairman)
Margaret Deacon	(Nominated trustee)
Julian Lucas	(Co-optative trustee and Treasurer)
Ronald McAlpine	(Co-optative trustee and Secretary)
Alexa Buffery	(Nominated trustee)

# Stow-on-the-Wold Almshouse Charity

Mike Curtis (Nominated trustee)  
Desmond Watson (Co-optative trustee)  
Valerie Watson (Co-optative trustee)  
Residents

Eligibility of residents is dependent on their financial situation and on being resident in the parishes of Donnington, Mangersbury or Stow-on-the-Wold at the time of appointment, the latter condition may be waived under certain conditions. In 2021, the residents had a wide range of occupancy between 3 years and 42 years. All six almshouses were occupied throughout the year.

## Almshouses

The majority of our income is from the weekly maintenance charge (WMC) levied on our residents. This is set to match budgeted expenditure in the year with periodic input from a local rent officer advising on a fair rent given the condition of the almshouses.

## Accounts

This year's accounts have been subject to independent scrutiny and prepared by Karen Lane-Stayt of Hillside Tax Solutions, then approved by the treasurer on behalf of the trustees.

Total income was £27,886 including a £1,000 grant from the Groundwork UK (Tesco Bags of Help) and a £1,000 grant from the Stow Parish Council. The garden/courtyard works delayed in 2020 have been completed in 2021, renewing the sewage and surface drainage, repaving, and defining individual spaces for each resident to sit out in. The property repairs and maintenance totalled £34,743 in 2021.

Cash in hand at the end of year is £20,527. The Charity also has the benefit of an Extraordinary Repair Fund placed with M&G Investments with a value of £18,656 at the end of 2021.

In 2022 the trustees will consider options on further improvements to the almshouses in 2022 and beyond.

Annual Report prepared on 22 June 2022 by:

.....

Ron McAlpine

Secretary, on behalf of the board of trustees of the Stow-on-the-Wold Almshouse Charity.

# **Stow-on-the-Wold Almshouse Charity**

**Stow on the Wold Almshouse Charity**  
**FINANCIAL STATEMENTS**  
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**ACCOUNTANTS' REPORT**

to

Stow on the Wold Almshouse Charity

As described below you have approved the Financial Statements for the year ended 31 De set out on the attached pages. In accordance with your instructions, we have compiled th Financial Statements from the records and information and explanations supplied to us.

**HILLSIDE TAX SOLUTIONS**

Date: .....

3 Rissington Road  
Bourton on the Water  
Cheltenham  
Glos. GL54 2AY

I approve these Financial Statements on behalf of the Trustees of the above name charity we have made available all the relevant records and information for their preparation.

.....

Date: .....

December 2021  
These unaudited

.....

and confirm that

.....

# Stow on the Wold Almshouse Charity

## REVENUE ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2021

2021  
£

### INCOME

#### Maintenance contributions

No 1	3,900	
No 2	3,900	
No 3	3,900	
No 4	3,900	
No 5	3,900	
No 6	3,900	
	<hr/>	
	23,400	
Donations	1,811	
Common investment fund dividends	675	
Groundworks UK Grant	1,000	
Cotswold D C grant	-	
Stow Parish Council grant	1,000	
Sundry income (Garden funds)	-	
	<hr/>	
	27,886	

### OPERATING EXPENSES

Water, rates and heating	-3	-244
N.A.A. Subscription	182	179
Buildings Insurance	1,002	1,002
Property repairs and maintenance	34,743	14,121
Accountancy	205	200
Office Supplies(petty cash)	100	152
Web hosting	360	0
Professional fees	429	0
	<hr/>	<hr/>
	37,018	

### NET PROFIT

(9,132)

**2020**  
**£**

3,640
3,640
3,640
3,640
3,640
3,640
<hr/> 21,840
60
716
-
1,500
1,000
-
<hr/> 25,116

15,410
<hr/>
9,707
<hr/> <hr/>

## Stow on the Wold Almshouse Charity

### Bank Account and Investments Summary FOR THE YEAR ENDED 31 DECEMBER 2021

	£	£
<b>Cash at bank January 2021</b>		31,659
Add : Receipts		
Maintenance contributions	23400	
Donations	1810.97	
Common investment fund dividends	675.42	
Grants	2000	
	<u>27886.39</u>	
Less : Payments		
Water, rates and heating	-3	
N.A.A. Subscription	182	
Buildings Insurance	1,002	
Property repairs and maintenance	34,743	
Accountancy	205	
Office Supplies(petty cash)	100	
Web hosting	360	
Professional fees	429	
	<u>37,018</u>	
Cash at bank December 2021		<u><u>22,527</u></u>
Represented by:		
Current account		22,035
COIF Charities deposit account		-
Maintenance fees due (debtors)		492
		<u><u>22,527</u></u>
The National Association of Almshouses Common Investment Fund as at 31 December 2020		
Income shares held		<u><u>20,467</u></u>
Value of Shares Held		<u><u>£ 18,656.00</u></u>

£

£

21,893

21840

60

716.36

2500

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25116.36

-244

179

1,002

14,121

200

152

0

0

---

15,410

31,600

31,659

-

(59)

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31,600

20,467

£ 17,114.51

**Stow on the Wold Almshouse Charity**  
**FINANCIAL STATEMENTS**  
**YEAR ENDED 31 DECEMBER 2021**

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**ACCOUNTANTS' REPORT**

to

Stow on the Wold Almshouse Charity

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3 Rissington Road  
Bourton on the Water  
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Glos. GL54 2AY

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.....

Date: .....

December 2021  
These unaudited

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and confirm that

.....

# Stow on the Wold Almshouse Charity

## REVENUE ACCOUNT FOR THE YEAR ENDED 31 DECEMBER 2021

2021  
£

### INCOME

#### Maintenance contributions

No 1	3,900	
No 2	3,900	
No 3	3,900	
No 4	3,900	
No 5	3,900	
No 6	3,900	
	<hr/>	
	23,400	
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Common investment fund dividends	675	
Groundworks UK Grant	1,000	
Cotswold D C grant	-	
Stow Parish Council grant	1,000	
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	<hr/>	
	27,886	

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Water, rates and heating	-3	-244
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	<hr/>	<hr/>
	37,018	

### NET PROFIT

(9,132)

**2020**  
**£**

3,640
3,640
3,640
3,640
3,640
3,640
<u>3,640</u>
21,840
60
716
-
1,500
1,000
-
<u>25,116</u>

15,410
<u>          </u>
<u><u>9,707</u></u>

## Stow on the Wold Almshouse Charity

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<b>Cash at bank January 2021</b>		31,659
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Income shares held		<u><u>20,467</u></u>
Value of Shares Held		<u><u>£ 18,656.00</u></u>

£

£

21,893

21840

60

716.36

2500

---

25116.36

-244

179

1,002

14,121

200

152

0

0

---

15,410

31,600

31,659

-

(59)

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31,600

20,467

£ 17,114.51