

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-19th 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.

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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 1st, 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.



CHARITY COMMISSION
FOR ENGLAND AND WALES

Stow on the Wold Almshouse Charity		No (if any)		CC16a
Receipts and payments accounts				
For the period from	Period start date 01.01.2025	To	Period end date 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 £

A1 Receipts

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	
		-	-	-	-
Sub total (Gross income for AR)	35,487	-	-	35,487	30,386

A2 Asset and investment sales, (see table).

	-	-	-	-	
	-	-	-	-	-
Sub total	-	-	-	-	-

Total receipts **35,487** **-** **-** **35,487** **30,386**

A3 Payments

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	-
Sub total	19,766	-	-	19,766	7,920

A4 Asset and investment purchases, (see table)

	-	-	-	-	
Paid into M&G	8,000	-	-	8,000	10,015
Sub total	8,000	-	-	8,000	10,015

Total payments **27,766** **-** **-** **27,766** **17,935**

Net of receipts/(payments) **7,721** **-** **-** **7,721** **12,451**

A5 Transfers between funds

		-	-	-	-
A6 Cash funds last year end	19,921	-	-	19,921	7,470

Cash funds this year end **27,642** **-** **-** **27,642** **19,921**

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 £
B1 Cash funds	Current account	17,505	-	-
	Deposit account	10,137	-	-
		-	-	-
	Total cash funds	27,642	-	-
	th receipts and payments account(s))	OK	OK	OK

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

	Details	to which asset be	Cost (optional)	rent value (optio
B3 Investment assets	The National Association of Almsh		-	49,161
			-	-
			-	-
			-	-
			-	-

	Details	to which asset be	Cost (optional)	rrrent value (optio
B4 Assets retained for the charity's own			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

	Details	o which liability	ount due (option	hen due (option:
B5 Liabilities			-	
			-	
			-	
			-	
			-	

Signed by one or two trustees on behalf of	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 31st 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 31st December 2025 audited.

We have fulfilled our responsibilities as directors / trustees as set out in the terms of your engagement letter dated 13th 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.