

Godfrey's Almshouses Trust Report
for the year ending 31 December 2021

Godfrey's Almshouses (Charity 254036) is constituted by a Deed of Trust and registered at 4 Crundles, Petersfield, Hampshire GU31 4PJ.

The Trustees during the year were:

Rev Joshua Thomas	Ex officio Trustee	Chairman
Mr Jim Cleverly	Ex officio Trustee	Acting Clerk/Treasurer
Mrs Mary Evans	Co-optative Trustee	Clerk
Mrs Grace Fountain	Co-optative Trustee	(until February 2021)
Mr Graham Fountain	Co-optative Trustee	(until February 2021)
Mrs Julie Pejnovic	Co-optative Trustee	(from March 2021)
Mr Tom Pejnovic	Co-optative Trustee	(from March 2021)
Mrs Carol Tubbs	Ex officio Trustee	

During the year Grace and Graham Fountain resigned from the board of Trustees in February 2021. The Trustees were pleased to appoint Julie and Tom Pejnovic as a Co-optative Trustees in March 2021.

The purpose of the charity is to maintain Godfrey House as six self-contained flats for elderly, needy people, primarily for members of the United Reformed Church in Petersfield or any church in the local Synod of the United Reformed Church.

It is run on an entirely voluntary basis by trustees drawn from the United Reformed Church, two of whom administer the property and the finances, on a part-time basis, with frequent contact with the others. They aim to provide convenient, comfortable, well-heated homes which the residents can afford.

In March, the trustees appointed Mr Wayne Kelly to undertake many aspects of property maintenance. During the year, a Quinquennial Survey was carried out, as well as the 5-yearly electrical safety check. An asbestos survey was also carried out, and remedial works were necessary as a result of these. A door entry system was installed to increase security.

In March 2021, we welcomed Mr Paul Ledger as the new resident of Flat 38.

The 2021 budget included a 5% allowance for voids, but as the vacancy in Flat 38 was filled early in the year, the result was a void of 1.75%. There was considerable expenditure on cyclical and routine repairs, and other major areas of expenditure were electricity, water & sewerage charges, and insurance. A legacy was received from David Monger, a previous resident, to be used for maintenance and work in the garden.

The residents' maintenance contributions, being a known and reliable income, ensure a steady cash flow situation and good budgetary control. Annual allocations to approved reserve funds, based on the Almshouse Association recommendations, facilitate both Routine and Cyclical Repairs. The Extraordinary Repairs Fund now stands at £46,377.



Rev Joshua Thomas
Signed on behalf of the Board of Trustees

Date 09 February 2022

Godfrey's Almshouses Trust
Registered Charity No. 254036

GENERAL ACCOUNT FOR THE YEAR ENDING 31 DECEMBER 2021

<u>RECEIPTS</u>	<u>2021</u>	<u>2020</u>
	£	£
Contributions from Almspeople	16,534.92	15,363.60
Donations	350.00	400.00
Refund of Council Tax	81.01	25.48
Prepayment – Contribution in advance	237.50	
Refund of flat clearance charge	-----	180.00
TOTAL RECEIPTS	17,203.43	15,969.08
Brought forward at start of year	15,965.06	16,764.95
	<u>£33,168.49</u>	<u>£32,734.03</u>
 <u>PAYMENTS</u>		
<i>Direct Charitable Expenditure:</i>		
Electricity (residents' heat and light)	7,179.42	6,956.00
Water & Sewerage rates	1,436.89	1,558.27
Insurance	772.45	751.42
T.V. Block Licence	15.00	15.00
Fire extinguisher servicing	22.32	22.32
Gas safety checks	60.00	-----
Window cleaning	150.00	-----
Council tax on vacant flat	310.55	-----
Door entry system	1,248.00	-----
Flat clearance	-----	180.00
CAF bank charges	98.50	60.00
<i>Total Charitable Expenditure</i>	<u>11,293.13</u>	<u>9,543.01</u>
 <i>Management Expenditure:</i>		
National Association of Almshouses membership	182.00	179.00
Ombudsman Scheme membership	12.96	12.96
<i>Total Management Expenditure</i>	<u>194.96</u>	<u>191.96</u>
TOTAL EXPENDITURE	£11,488.09	£9,734.97
 <i>Transfers to Reserves</i>		
Extraordinary Repairs Fund	-----	-----
Cyclical Repairs Fund	3,590.00	3,590.00
Routine Repairs Fund	3,444.00	3,444.00
Carried forward to start of next year	14,646.40	15,965.06
	<u>£33,168.49</u>	<u>£32,734.03</u>

Independent examiner's report to the trustees of the Godfrey's Almshouses Trust

I report to the trustees on my examination of the accounts of the Godfrey's Almshouses Trust (the Trust) for the year ended 31 December 2021.

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 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 have not obtained independent confirmation of the bank balance from CAF but have relied on the statements provided. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or 2. the accounts do not accord with those records;

or 3. the accounts do 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:

Roger Pendell

12 Home Way Petersfield GU31 4EE

6 October 2022

Godfrey's Almshouses Trust
Registered Charity No. 254036

STATEMENT OF ACCUMULATED FUNDS & ASSETS AS AT 31 DECEMBER 2021

EXTRAORDINARY REPAIRS FUND

BLACKROCK CHARITIES UK BOND FUND ACCUMULATION UNITS

1.1.2021 491.523 held, value then £27,028.85

31.12.2021 491.523 held at a market cash value of £26,031.06

M&G CHARITY MULTI ASSET FUND ACCOUMULATION UNITS

1.1.2021 194.321 held, value then £17,977.74

31.12.2021 194.321 held at a market cash value of £20,346.09

TOTAL current market value (which can fluctuate) £46,377.15

ROUTINE REPAIRS FUND

Balance B/F 1.1.2021 23,800.98

ADD allocation from General Account 3,444.00

plus interest 3.46

27,248.44

LESS total bills paid 5,118.12

Balance C/F 31.12.2021 £22,130.32

CYCLICAL REPAIRS FUND

Balance B/F 1.1.2021 10,063.97

ADD allocation from General Account 3,590.00

plus interest 2.11

13,656.08

LESS total bills paid 9,860.00

Balance C/F 31.12.2021 £3,796.08

GENERAL ACCOUNT

End of year balance as per separate sheet £14,646.40

DAVID MONGER FUND – GARDEN (Restricted Fund)

Legacy per Executors 3,000.00

LESS total bills paid 758.99

Balance C/F 31.12.2021 £2,241.01

DAVID MONGER FUND – MAINTENANCE (Restricted Fund)

Legacy per Executors 13,555.94

LESS total bills paid 3,540.00

Balance C/F 31.12.2021 £10,015.94

TOTAL FUNDS IN TRUST £99,206.90

PLUS GODFREY HOUSE (insurance valuation) £642,761.00

Godfrey's Almshouses Trust
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APPENDIX - Bills paid from Repairs and David Monger Funds 2021

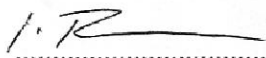
<u>ROUTINE REPAIRS FUND BILLS</u>	<u>£</u>
Routine monthly inspections	864.00
Replacement light timer switch	79.86
Replacement immersion heater – Flat 32	182.41
Various work in various flats	1,082.65
Repairs to off-peak electricity supply	415.00
Door repair – Flat 32	70.00
Replacement outside tap	70.20
Replacement electrical socket – Flat 32	64.00
Repair roof tile	48.00
Repairs to various windows	1,450.00
Redecoration of hall (following works carried out)	690.00
Various	102.00
<u>TOTAL</u>	<u>£5,118.12</u>

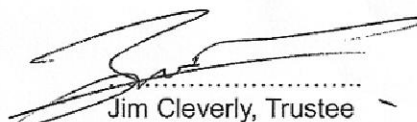
<u>CYCLICAL REPAIRS FUND BILLS</u>	<u>£</u>
Bathroom floor, back door and window - Flat 32	906.81
Electrical inspection – all flats and hall	1,101.60
Quinquennial inspection	1,080.00
Replacement hot water tank – Flat 30	1,044.00
Replacement hot water tank – Flat 32	984.00
Replacement back door – Flat 32	687.62
Replacement storage heaters – Flat 30	1,699.99
Replacement storage heater – Flat 34	1,177.99
Replacement storage heater – Flat 40	1,177.99
<u>TOTAL</u>	<u>£9,860.00</u>

<u>DAVID MONGER FUND - GARDEN BILLS</u>	<u>£</u>
Replacement shed	669.00
Creation of seating area	89.99
<u>TOTAL</u>	<u>£758.99</u>

<u>DAVID MONGER FUND - MAINTENANCE BILLS</u>	<u>£</u>
Asbestos survey	540.00
Asbestos removal	3,000.00
<u>TOTAL</u>	<u>£3,540.00</u>

The above accounts were approved by the Trustees on 9 OCT 2022 and were signed on behalf of the Trust by:


Rev Joshua Thomas, Chairman


Jim Cleverly, Trustee

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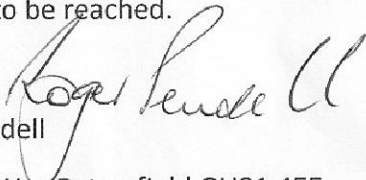
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