



**CHARITY COMMISSION**  
FOR ENGLAND AND WALES

## Trustees' Annual Report for the period

**From: 1 April 2024 To: 31 March 2025**

**Charity name: Ann Crowe's and Wright's Almshouse Charity**

**Charity registration number: 279346**

## Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	To provide poor persons, who are inhabitants of the Ancient Parish of Enfield, with an almshouse at a modest weekly contribution rate. The charity has a preference to provide some of the almshouses to widows who are not less than 60 years of age.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	The charity's main activities are the prevention or relief of poverty through providing an almshouse.
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	In determining the charity's activities, the trustees have had regard to the guidance issued by the Charity Commission on public benefit.

## Additional information (optional)

You may choose to include further statements where relevant about:

	SORP reference	
Policy on grant making	Para 1.38	
Policy on social investment including program related investment	Para 1.38	
Contribution made by volunteers	Para 1.38	

Other		
-------	--	--

## Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	<p>During the year the charity was able to provide ten almshouses to poor residents in the locality.</p> <p>Also, the trustees were able to maintain these almshouses to ensure they were at an acceptable standard for the residents.</p>

### Additional information (optional)

You may choose to include further statements where relevant about:

Achievements against objectives set	Para 1.41	
Performance of fundraising activities against objectives set	Para 1.41	
Investment performance against objectives	Para 1.41	
Other		

## Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	During the year, the charity had receipts of £104,439 (2024: £97,680) and expenditure of £71,137 (2024: £55,972). This resulted in a surplus of receipts of £33,302 (2024: £41,708).
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	The Charity does not have an explicit reserves policy, but looks to retain sufficient funds to meet all expenditure in the foreseeable future.
Amount of reserves held	Para 1.22	At the year end the bank balances amounted to £325,414 (2024: £292,112).
Reasons for holding zero reserves	Para 1.22	
Details of fund materially in deficit	Para 1.24	
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	

### Additional information (optional)

You may choose to include further statements where relevant about:

The charity's principal sources of funds (including any fundraising)	Para 1.47	
Investment policy and objectives including any social investment policy adopted	Para 1.46	
A description of the principal risks facing the charity	Para 1.46	
Other		

## Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Trust deed
How is the charity constituted? (e.g unincorporated association, CIO)	Para 1.25	Trust as an unincorporated charity.
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	Appointed by existing trustees.

### Additional information (optional)

You may choose to include further statements where relevant about:

Policies and procedures adopted for the induction and training of trustees	Para 1.51	
The charity's organisational structure and any wider network with which the charity works	Para 1.51	
Relationship with any related parties	Para 1.51	
Other		

## Reference and Administrative details

Charity name	Ann Crowe's and Wright's Almshouse Charity
Other name the charity uses	
Registered charity number	279346
Charity's principal address	The Old Vestry Office 22 The Town Enfield EN2 6LT



## Funds held as custodian trustees on behalf of others

Description of the assets held in this capacity	Properties at 1-4 Almshouse Lane, Turkey Street, Enfield and 346 – 356 Hertford Road, Enfield.
Name and objects of the charity on whose behalf the assets are held and how this falls within the custodian charity's objects	The Official Custodian for Charities, is registered to the above properties, as custodian on behalf of the trustees of The Old Enfield Charitable Trust ('TOECT') (see below regarding the related party transactions). TOECT in turn holds the properties as custodian for the charity.
Details of arrangements for safe custody and segregation of such assets from the charity's own assets	The properties may not be sold or transferred without the consent of the Charity Commissioners.

### Additional information (optional)

#### Names and addresses of advisers (Optional information)

Type of adviser	Name	Address

#### Name of chief executive or names of senior staff members (Optional information)

--

## Exemptions from disclosure

Reason for non-disclosure of key personnel details

--

## Other optional information

### Related party transaction:

The Trustees confirm that there were no related party transactions during the year, other than the administration charges of £12,069 (2024: £10,572) from The Old Enfield Charitable Trust, a charity in which the Trustees are also Trustees of that charity.

## Declarations

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

Signed on behalf of the charity's trustees

<b>Signature(s)</b>	Mrs Susan Attwood	Mr Geoffrey Hill
<b>Full name(s)</b>	Mrs Susan Attwood, JP	Mr Geoffrey Hill
<b>Position (eg Secretary, Chair, etc)</b>	Chair	
<b>Date</b>	11 November 2025	



CHARITY COMMISSION  
FOR ENGLAND AND WALES

Ann Crowe's and Wright's Almshouse Charity

Charity No.  
279346

## Receipts and payments accounts

CC16a

For the period  
from

01/04/2024

To

31/03/2025

### Section A Receipts and payments

	Unrestricted funds	Restricted funds	Endowment funds	Total funds	Last year
	to the nearest £	to the nearest £	to the nearest £	to the nearest £	to the nearest £
<b>A1 Receipts</b>					
Contributions from Occupiers	87,944	-	-	87,944	82,489
Dividends and Interest	8,764	-	-	8,764	8,320
Interest	7,731	-	-	7,731	6,871
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total (Gross income for AR)</b>	<b>104,439</b>	<b>-</b>	<b>-</b>	<b>104,439</b>	<b>97,680</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>104,439</b>	<b>-</b>	<b>-</b>	<b>104,439</b>	<b>97,680</b>
<b>A3 Payments</b>					
Almshouse expenses	50,488	-	-	50,488	38,520
Administration charges	12,069	-	-	12,069	10,572
Accountancy	1,740	-	-	1,740	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
<b>Sub total</b>	<b>64,297</b>	<b>-</b>	<b>-</b>	<b>64,297</b>	<b>49,092</b>
<b>A4 Asset and investment purchases, (see table)</b>					
Investment purchase	6,840	-	-	6,840	6,880
	-	-	-	-	-
<b>Sub total</b>	<b>6,840</b>	<b>-</b>	<b>-</b>	<b>6,840</b>	<b>6,880</b>
<b>Total payments</b>	<b>71,137</b>	<b>-</b>	<b>-</b>	<b>71,137</b>	<b>55,972</b>
<b>Net of receipts/(payments)</b>	<b>33,302</b>	<b>-</b>	<b>-</b>	<b>33,302</b>	<b>41,708</b>
<b>A5 Transfers between funds</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>A6 Cash funds last year end</b>	<b>292,112</b>	<b>-</b>	<b>-</b>	<b>292,112</b>	<b>250,404</b>
<b>Cash funds this year end</b>	<b>325,414</b>	<b>-</b>	<b>-</b>	<b>325,414</b>	<b>292,112</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 funds to nearest £
<b>B1 Cash funds</b>	Barclays Current Account	39,505	-	-
	Barclays Premium Account	92,000	-	-
	COIF Deposit Account	193,909	-	-
	<b>Total cash funds</b>	<b>325,414</b>	<b>-</b>	<b>-</b>
	(agree balances with receipts and payments account(s))	OK	OK	OK
		Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
<b>B2 Other monetary assets</b>	Details	-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
<b>B3 Investment assets</b>	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	M&G Investments - Charity Multi Asset	Permanent endowment	-	8,557
	M&G Investments - Bolloert's Bequest	Permanent endowment	-	430
	M&G Investments - Charity Accumulation	Permanent endowment	-	152,020
	M&G Investments - Charity Multi Asset	Unrestricted	-	192,433
<b>B4 Assets retained for the charity's own use</b>	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
	Land and buildings	Permanent endowment	-	2,770,000
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
<b>B5 Liabilities</b>	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
			-	
			-	
			-	
			-	
Signed by one or two trustees on behalf of all the trustees		Signature	Print Name	Date of approval
		Mrs Susan Attwood	Mrs Susan Attwood, JP, Chair	11/11/25
		Mr Geoffrey Hill	Mr Geoffrey Hill	11/11/25



**Section A**

**Independent Examiner's Report**

**Report to the trustees/  
members of**

**ANN CROWE'S AND WRIGHT'S ALMSHOUSE CHARITY**

**On accounts for the year  
ended**

**31 March 2025**

**Charity no  
(if any)**

**279346**

**Set out on pages**

**1 to 2 of CC16a form**

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 March 2025.

**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.

**Signed:** Alfonso Del Basso

**Date:** 11 November 2025

**Name:** Alfonso Del Basso

**Relevant professional  
qualification(s) or body**

Chartered Certified Accountant

**Address:**

Jones Hunt & Keelings, Chartered Certified Accountants and Chartered Tax Advisers, Broad House, 1 The Broadway, Old Hatfield, Hertfordshire AL9 5BG