

THE MALPAS ALMSHOUSES

England & Wales · Charity number 504944

Details

Other names WIGFIELD'S ALMSHOUSES

Status Registered

Legal form Other

Registered 1976-03-16

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

Contact

Address 9 Depenbech Close
Malpas
SY14 8QS

Phone 07396941730

Email malpasalmshouses@gmail.com

Activities

Objects: (A) THE PROVISION OF HOUSING ACCOMMODATION FOR BENEFICIARIES; AND (B) SUCH CHARITABLE PURPOSES FOR THE BENEFIT OF THE RESIDENTS AS THE TRUSTEES DECIDE.

Activities: The charity provides housing accommodation for beneficiaries who are single men or women aged sixty years or over residing in Malpas or surrounding area for a period of two years or more.

Classification

- **How:** Provides Buildings/facilities/open Space
- **What:** Accommodation/housing
- **Who:** Elderly/old People

Geography

- **Area of benefit:** PARISH OF MALPAS AND SURROUNDING AREA
- Cheshire West & Chester

Finances

Period end	Income	Expenditure	Assets	Employees
2024-12-31	£38,248	£9,103	-	-
2023-12-31	£28,788	£14,533	-	-
2022-12-31	£25,109	£15,912	-	-
2021-12-31	£21,510	£45,717	-	-
2020-12-31	£23,067	£10,043	-	-

Trustees

Name	Role	Appointed
EMMA HERMIONE HIGGIN	Chair	
Guy Myddelton		2020-07-09
Hugh Wynne Ockleston		2024-10-02
Jennifer Margaret Humes		2021-10-05

THE MALPAS ALMSHOUSES

England & Wales - Charity number 504944

Accounts

The Malpas Almshouses
Charity Registration Number 504944
Trustees' Annual Report for the period
1 January 2024 to 31 December 2024

Objectives and Activities

Under a Charity Commissioners' Scheme of 12 April 2000, the Wigfield and Cholmondeley Almshouses were amalgamated and are now known as The Malpas Almshouses, which is governed by a Trust Deed. This currently comprises five accommodation units in Malpas.

The Objectives of the Charity are:

- The provision of housing accommodation for beneficiaries who are aged 60 and over and who have been residing in Malpas and the surrounding area for a period of two years or more.
- Such charitable purposes for the benefit of the residents as the Trustees decide.

The Trustees have had due regard to the guidance issued by the Charity Commission on public benefit and The Malpas Almshouses are members of The Almshouse Association.

Achievements and Performance

The Charity's five modernised properties remained fully occupied throughout the year.

Contributions from Beneficiaries (tenants of the properties) are used to cover the general maintenance costs of the properties and the running costs of the charity, with the surplus invested in the General Redevelopment Fund to cover future property repairs. The Financial Review below gives further information.

The Trustees believe that the provision of the well-maintained affordable housing in Malpas, within the terms of The Malpas Almshouses Trust Deed, is of great value to its beneficiaries.

Financial Review

Income

The Charity's five modernised properties (1, 3 and 5 Wigfield Terrace, and 1 and 2 Cholmondeley Terrace) continued to be fully occupied throughout the year.

This year the rent was increased in August 2024, by 3.2% (2023 2.46%) in Wigfield Terrace and 6.6% (2023 6.8%) in Cholmondeley Terrace, making the monthly Contribution £515 (from £499) and £500 (from £469 respectively). As a result of all five properties being fully occupied in the year and the rent increase, the total income from Beneficiaries in the year increased to £29,745 which is £1,197 higher than the previous year.

Expenses

Total operating expenses were £9,102.68, which is £5,430.58 lower than the previous year.

The most significant expense is Property Maintenance at £3,464.84. The previous year figure was higher at £6,436, however that included £4,767 for new boilers in both Cholmondeley Terrace properties. In 2024 several minor repairs and improvements were carried out that were recommended in the 2023 Quinquennial Report. In addition, a wooden fence at a cost of £1,080 was erected across the entrance to Wigfield Terrace to deter children and dogs roaming free in the garden. The Garden Maintenance cost of £770 is similar to last year.

There were no costs for utilities or council tax this year due to all properties being fully occupied.

The Subscription fee for the Almshouse Association this year is £287. None is shown in the 2023 accounts as it was paid (£173) at the end of 2022 and accounted for in that year.

The Clerk's Honorarium was not increased this year and remained at £720 per quarter. In 2023 an additional £1,000 was paid in recognition for the extra work required during the redevelopment of 1&2 Wigfield Terrace, making the total expense for that year £3,880.

Professional fees of £500 relate to a Bat Survey at Wigfield Terrace as part of the review to replace the roof. In 2023 the fees were £1,872 that relate to the Quinquennial Inspection Reports for all five properties prepared by Bower Edleston in August 2023.

The net surplus from property rental was £20,941 in 2024, which is £6,686 higher than last year.

Redevelopment of 1&2 Wigfield Terrace

During 2022 the redevelopment of 1&2 Wigfield Terrace was completed, however, some further improvements to the roof were carried out in 2023 costing £5,205. There were no further costs associated with the redevelopment in 2024.

Reserves

The Property Repair Fund (held in the Skipton Building Society) earned interest of £298 in the year. There were sufficient reserves in the P&L fund to cover the property maintenance recommended in the Quinquennial Report roof repairs and so no money was required to be transferred from the Property Repair Fund in 2024.

The General Redevelopment Fund has a balance of £117,439 at year end held in M&G Investment Units. The increase in the year of £20,205 comprises twelve monthly £1,000 transfers from the P&L Reserve and an unrealised gain in the value of the M&G units of £8,305.

The P&L Reserve (held in the Lloyds Bank) has a balance of £12,403 at year end.

The Property Insurers, Royal & Sun Alliance Insurance Ltd, revalued the properties on 30 June 2024 to £1,001,061, an increase of £19,632 from 2023.

Total reserves at 31 December 2024 are £1,139,959 which is £48,778 higher than 2023.

Up-date on Quinquennial Inspection

Bower Edleston inspected all five properties and prepared a report in September 2023. The key points from their report are as follows:

Wigfield Terrace

- Minor repairs to roof, guttering, fascia boards etc were addressed in 2024.
- Trustees to look at replacing the roof within the next 2-5 years due to its age (last done in 1958) and due to partial listing, Bower Edleston engaged to look at the requirements, necessary surveys, etc. A Bat Survey was undertaken in June 24 and none noted.
- Windows to be considered for replacement and/or double glazing.

Cholmondeley Terrace

- areas of damp/condensation in kitchens and bathrooms were investigated and kitchens treated and painted and extractor fans tested
- new damp-proofing and replastering in bathrooms will be completed early 2025
- fencing painted and some improvements made to the steps
- roof separation between the two properties continues to be investigated

Agents

- Bower Edleston Architects, Sweetbriar Hall, Nantwich, Cheshire CW5 5RW
- Lloyds Bank plc, 25 Gresham Street, London EC2V 7HN
- M&G Investments Charities, PO Box 9038, Chelmsford CM99 2XF

Trustees

Emma Higgin (nominated by PCC 2014)
 June Davies (co-opted 2012, nominated by PCC 2017) – resigned 20 September 2024
 Guy Myddleton (co-opted June 2020) – Chairman, appointed 29 March 2022
 Jenny Humes (co-opted September 2021) – Treasurer, appointed 29 March 2022
 Hugh Ockleston – appointed 2 October 2024 (nominated by PCC 2024)

The Rector, Reverend Dr. Janine Arnott, has not accepted the invitation to be a Trustee.

Registered Address

c/o Mrs Alison Shackleton
 Clerk to the Trustees
 9 Depenbech Close
 Malpas
 Cheshire SY14 8QS

Declarations

The Trustees declare that they have approved the trustees’ report above, and the attached accounts.

Signed on behalf of the charity’s trustees

Signatures

Full Names

Position

(Secretary, Chair, etc)

Date

THE MALPAS ALMSHOUSES
CHARITY NUMBER 504944
RECEIPTS AND PAYMENTS FOR THE YEAR ENDED 31 DECEMBER

	2024
	£
Income	
Contributions from Beneficiaries	29,745.00
Interest Earned	298.46
Other Income	0.00
Total Income	30,043.46
Expenses	
Clerk's Honorarium	2,880.00
Clerk's Expenses	0.00
Council Tax	0.00
Insurance	1,100.84
Property Maintenance	3,464.84
Garden Maintenance	770.00
Utilities	0.00
Professional Fees (Bat Survey / Quinquennial Report)	500.00
Subscriptions (The Almshouse Association)	287.00
Sundries	100.00
IT	0.00
Accountancy Fee	0.00
	9,102.68
Surplus from Property Rental	20,940.78
<u>Other Costs</u>	
Redevelopment Fund Costs	
Wigfield 1/2 Redevelopment	0.00
Professional Fees	0.00
M&G Investments	
Loss on Sale	0.00
Unrealised (Gain)/Loss	(8,205.43)
Total Other (Income) / Costs	(8,205.43)
Net Transfer to P&L Reserves	29,146.21

2024

2023

£

28,548.00

240.47

0.00

28,788.47

3,880.00

6.00

0.00

1,389.16

6,436.10

950.00

0.00

1,872.00

0.00

0.00

0.00

0.00

14,533.26

14,255.21

5,205.40

0.00

0.00

(5,496.18)

(290.78)

14,545.99

THE MALPAS ALMSHOUSES
CHARITY NUMBER 504944
BALANCE SHEET 31 December 2024

	2024	2023
	£	£
Fixed Assets		
1 & 2 Wigfield Terrace	As per	192,940.00
3 Wigfield Terrace	insurance	189,156.00
5 Wigfield Terrace	schedule	189,156.00
1-2 Cholmondeley Terrace	2024/23	413,961.00
Total Fixed Assets	1,001,061.00	981,429.00
Current Assets		
Bank Account (Lloyds Current)	12,403.45	3,761.13
M&G Fund (969.995@ 12,107.14 / 867.514 @ 11,200)	117,438.65	97,233.22
Skipton Building Society	9,055.63	8,757.17
Total Current Assets	138,897.73	109,751.52
Current Liabilities		
Accountancy Fee	0.00	0.00
Total Current Liabilities	0.00	0.00
Total Net Current Assets	138,897.73	109,751.52
Total Net Assets	1,139,958.73	1,091,180.52
Reserves		
Wigfield Redevelopment Fund		
Lloyds Bank	0.00	0.00
Skipton Building Society	0.00	0.00
	0.00	0.00
Property Repair Fund (Skipton BS)	9,055.63	8,757.17
Redevelopment Fund (M&G)	117,438.65	97,233.22
General P&L Reserve (Lloyds)	12,403.45	3,761.13
	138,897.73	109,751.52
Property Reserve	1,001,061.00	981,429.00
Total Reserves	1,139,958.73	1,091,180.52

THE MALPAS ALMSHOUSES
CHARITY NUMBER 504944
MOVEMENT IN RESERVES to 31.12.24

		Wigfield Redev £	Property Repair £	General Redev £	Genral P&L £	Property £	Total Reserves £
Value							
B/F	31-Dec-23	0.00	8,757.17	97,233.22	3,761.13	981,429.00	1,091,180.52
Profit/(Loss) for the year					29,146.21		
Gain on Value of M&G Units				8,205.43	(8,205.43)		
Building Costs		0.00			0.00		
Transfers from Current A/C				12,000.00	(12,000.00)		
Transfers from Skipton A/C		0.00	0.00		0.00		
Interest			298.46		(298.46)		
Increase in Insurance Valuation						19,632.00	
Movement in the year		0.00	298.46	20,205.43	8,642.32	19,632.00	48,778.21
Transfer back to P&L Res							
Building Costs		0.00			0.00		
Value							
C/F	31-Dec-24	0.00	9,055.63	117,438.65	12,403.45	1,001,061.00	1,139,958.73

Account where reserves sit

Skipton

M&G

Lloyds

Malpas Almshouses - Lloyds Bank Transactions 1 Jan to 31 Dec 2025

DATE	DESCRIPTION	RECEIPTS		EXPENSES										Transfers M&G	Propert	Description
		Benef	other	Rprs/Maint	Gardening	Utilities	Clerks	Ins	Subs	Prof.Fees	Sndrs/IT					
2-Jan	H Dodd	469.00														
	Nat Asstn AlmsH											287.00				
	M Kynnersley	499.00														
	R Tilston	469.00														
	A Vaughan	499.00														
4-Jan	G Tilston	499.00														
10-Jan	M & G												1000.00			
24-Jan	Total Boilers			72.00											3 WT	Adjust Temp Underfloor system
1-Feb	H Dodd	469.00														
	A Vaughan	499.00														
	R Tilston	469.00														
	M Kynnersley	499.00														
5-Feb	G Tilston	499.00														
9-Feb	Total Boilers			72.00											1 WT	Adjust / reset Timer Clock
12-Feb	M & G												1000.00			
26-Feb	Sawyer Fencing			1079.60											WT	Wooden Fencing and gate to entrance
1-Mar	H Dodd	469.00														
	A Vaughan	499.00														
	R Tilston	469.00														
	M Kynnersley	499.00														
	G Tilston	499.00														
11-Mar	M & G													1000.00		
26-Mar	A Shackleton							720.00								
2-Apr	H Dodd	469.00														
	R Tilston	469.00														
	A Vaughan	499.00														
	M Kynnersley	499.00														
	G Tilston	499.00														
10-Apr	M & G													1000.00		
22-Apr	D Carr			600.00											1 & 2 CT	General repair/painting kitchen walls, gate,fences
23-Apr	Gchurton				195.00										WT & CT	26 Jan - 19 Apr Grass Cutting, strimming, Gen M
1-May	H Dodd	469.00														
	A Vaughan	499.00														
	R Tilston	469.00														
	M Kynnersley	499.00														
7-May	Grout Ins								292.32							Management Protection Policy 12/5/24 - 11/5/25
	G Tilston	499.00														
10-May	M&G													1000.00		
3-Jun	H Dodd	469.00														
	A Vaughan	499.00														
	R Tilston	469.00														
	M Kynnersley	499.00														
4-Jun	G Tilston	499.00														
	A Vaughan	499.00														
10-Jun	Grout Ins								808.52							Almshouse Insurance Policy 30/6/24 - 29/6/25
	Gritstone Eco									500.00				WT		Preliminary Bat Roost Assessment & Report
	M & G													1000.00		
14-Jun	Guy Churton				175.00										WT & CT	25 Apr - 6 June - Gardening
	Well Farm Estate			416.96											WT	washing line, alter doors, clear gutters, etc
27-Jun	A Shackleton							720.00								
1-Jul	H Dodd	469.00														
	R Tilston	469.00														
	A Vaughan	499.00														
10-Jul	M & G													1000.00		
1-Aug	H Dodd	500.00														
	G Tilston	515.00														
	R Tilston	500.00														
	A Vaughan	515.00														
	M Kynnersley	510.00														

Analysis of Rental Income from Beneficiaries for 2024

Property	Beneficiary	Jan-24 £	Feb-24 £	Mar-24 £	Apr-24 £	May-24 £	Jun-24 £	Jul-24 £	Aug-24 £	Sep-24 £	Oct-24 £	Nov-24 £	Dec-24 £	Total £
1&2 Wigfield Terrace	Marian Kynnersley	499	499	499	499	499	499	499	510	510	510	510	510	6043
3 Wigfield Terrace	Ann Vaughan	499	499	499	499	499	499	499	515	515	515	515	515	6068
5 Wigfield Terrace	Gerald Tilston	499	499	499	499	499	499	499	515	515	515	515	515	6068
1 Cholmondeley Terrace	Ruth Tilston	469	469	469	469	469	469	469	500	500	500	500	500	5783
2 Cholmondeley Terrace	Hazel Dodd	469	469	469	469	469	469	469	500	500	500	500	500	5783
		2435	2435	2435	2435	2435	2435	2435	2540	2540	2540	2540	2540	29745

(1) (2) (3)

NOTES

- (1) Rents increased on Wigfield Terrace units by 3.206%
- (2) Rents increased on Cholmondeley Terrace units by 6.609%
- (3) Rent for 1 WT reduced by £5/mth from August to take account of outside lights attached to 1 WT meter

Increase in rental income from 2023	
Rent received in 2023	28548
add £96 extra per month from Jan to Jul	672
add £105 extra per month from Aug	525
	1197
Rental Income in 2024	29745



Section A

Independent Examiner's Report

**Report to the trustees/
members of**

The Malpas Almshouses

**On accounts for the year
ended**

31 December 2024

**Charity no
(if any)**

504944

Set out on pages

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2024

**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.

Signed:

Helena Johnson

Date:

2 May 2024

Name:

Helena J H Johnson

**Relevant professional
qualification(s) or body
(if any):**

Address:

The Cape, Church Road, Tilston, Malpas, Sy14 7HB

THE MALPAS ALMSHOUSES

England & Wales - Charity number 504944

Accounts

The Malpas Almshouses
Charity Registration Number 504944
Trustees' Annual Report for the period
1 January 2023 to 31 December 2023

Objectives and Activities

Under a Charity Commissioners' Scheme of 12 April 2000, the Wigfield and Cholmondeley Almshouses were amalgamated and are now known as The Malpas Almshouses, which is governed by a Trust Deed. This currently comprises five accommodation units in Malpas.

The Objectives of the Charity are:

- The provision of housing accommodation for beneficiaries who are aged 60 and over and who have been residing in Malpas and the surrounding area for a period of two years or more.
- Such charitable purposes for the benefit of the residents as the Trustees decide.

The Trustees have had due regard to the guidance issued by the Charity Commission on public benefit and The Malpas Almshouses are members of The Almshouse Association.

Achievements and Performance

The Charity's five modernised properties remained fully occupied throughout the year.

Contributions from Beneficiaries (tenants of the properties) are used to cover the general maintenance costs of the properties and the running costs of the charity, with the surplus invested in the General Redevelopment Fund to cover future property repairs. The Financial Review below gives further information.

The Trustees believe that the provision of the well-maintained affordable housing in Malpas, within the terms of The Malpas Almshouses Trust Deed, is of great value to its beneficiaries.

Financial Review

Income

The Charity's five modernised properties (1, 3 and 5 Wigfield Terrace, and 1 and 2 Cholmondeley Terrace) continued to be fully occupied throughout the year. The redevelopment to combine 1&2 Wigfield Terrace started in June 2021 and was completed in April 2022. A new tenant moved in with effect from 1st June 2022. At this time the Contributions from Beneficiaries (rent) was increased by 7.073%. This year the rent was increased in August 2023, by 2.46% in Wigfield Terrace and 6.8% in Cholmondeley Terrace, making the monthly Contribution £499 and £469 respectively. As a result of all five properties being fully occupied in the year and the rent increase, the total income from Beneficiaries in the year increased to £28,548, which is £3,525 higher than the previous year.

Expenses

Total operating expenses were £14,533, which is £1,379 lower than the previous year.

The most significant expense is Maintenance costs at £7,386, which includes £4,767 for new boilers in both Choimondeley Terrace properties, £1,669 on general repairs/maintenance and £950 on garden maintenance.

Maintenance costs were higher in 2022 at £11,067 caused by an extensive refurbishment of the Wigfield Terrace Chimneys costing £7,180.

There were no costs for utilities or council tax this year due to all properties being fully occupied.

There is no Subscription fee for the Almshouse Association this year as it was paid (£173) at the end of 2022 and accounted for in that year.

The Clerk's Honorarium has increased this year to £720 per quarter from £650. In addition, £1,000 was paid in recognition for the additional work required during the redevelopment of 1&2 Wigfield Terrace, making the total expense for the year £3,880, higher than 2022 by £1,280.

Professional fees of £1,872 relate to the Quinquennial Inspection Reports for all five properties prepared by Bower Edleston in August 2023.

The net surplus from property rental was £14,255 in 2023, which is £5,058 higher than last year.

Redevelopment of 1&2 Wigfield Terrace

During 2022 the redevelopment of 1&2 Wigfield Terrace was completed, however, some further improvements to the roof were carried out in 2023 costing £5,205. The Wigfield Redevelopment Fund was £0 at the end of 2022. As there were sufficient funds in the P&L Reserve these costs have been covered by this account rather than making a transfer from the Property Repair fund held in the Skipton Building Society Account.

The total cost of the redevelopment is now £83,809, plus associated professional fees of £6,120, a total of £89,929.

Reserves

The Property Repair Fund (held in the Skipton Building Society) earned interest of £240 in the year. There were sufficient reserves in the P&L fund to cover the roof repairs and boiler replacements and so no money was required to be transferred from the Property Repair Fund in 2023.

The General Redevelopment Fund has a balance of £97,233 at year end held in M&G Investment Units. The increase in the year of £17,496 comprises twelve monthly £1,000 transfers from the P&L Reserve and an unrealised gain in the value of the M&G units of £5,496.

The P&L Reserve (held in the Lloyds Bank) has a balance of £3,761 at year end.

The Property Insurers, Royal & Sun Alliance Insurance Ltd, revalued the properties on 30 June 2023 to £981,429, an increase of £149,640 from 2022.

Total reserves at 31 December 2023 are £1,091,180, which is £164,188 higher than 2022.

Quinquennial Inspection

Bower Edleston inspected all five properties and prepared a report in September 2023.

The key points from their report are as follows:

- Wigfield Terrace – a few points relating to the roof, guttering, fascia boards etc – Trustees to look at replacing the roof within the next 2-5 years due to its age (last done in 1958) and due to partial listing, Bower Edleston asked to look at the requirements, necessary surveys, etc. Windows to be considered for replacement and/or double glazing.
- Cholmondeley Terrace – areas of damp/condensation in kitchens and bathrooms – extractor fans to be tested and areas repainted when cause identified and remedied. Look at the need for roof separation between the two properties.

Agents

- Bower Edleston Architects, Sweetbriar Hall, Nantwich, Cheshire CW5 5RW
- Lloyds Bank plc, 25 Gresham Street, London EC2V 7HN
- M&G Investments Charities, PO Box 9038, Chelmsford CM99 2XF

Trustees

Emma Higgin (nominated by PCC 2014)

June Davies (co-opted 2012, nominated by PCC 2017)

Guy Myddleton (co-opted June 2020) – Chairman, appointed 29 March 2022

Jenny Humes (co-opted September 2021) – Treasurer, appointed 29 March 2022

The Rector, Reverend Dr. Janine Arnott, has not accepted the invitation to be a Trustee.

Registered Address

c/o Mrs Alison Shackleton
Clerk to the Trustees
9 Depenbeck Close
Malpas
Cheshire SY14 8QS

Declarations

The Trustees declare that they have approved the trustees' report above, and the attached accounts.

Signed on behalf of the charity's trustees

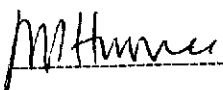
Signatures

Full Names

Position

(Secretary, Chair, etc)

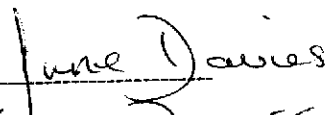
Date



Jennifer Humes

Treasurer

24.03.24



JUNE DAVIES

Trustee

23.7.24

THE MALPAS ALMSHOUSES
CHARITY NUMBER 504944
RECEIPTS AND PAYMENTS FOR THE YEAR ENDED 31 DECEMBER 2023

	<u>2023</u>	<u>2022</u>
	£	£
Income		
Contributions from Beneficiaries	28,548.00	25,023.00
Interest Earned	240.47	86.01
Other Income	0.00	0.00
Total Income	<u>28,788.47</u>	<u>25,109.01</u>
Expenses		
Clerk's Honorarium	3,880.00	2,600.00
Clerk's Expenses	6.00	75.41
Council Tax	0.00	277.65
Insurance	1,389.16	1,281.77
Maintenance	7,386.10	11,066.67
Utilities	0.00	271.37
Professional Fees (Quinquennial Report)	1,872.00	0.00
Subscriptions (The Almshouse Association)	0.00	339.00
Sundries	0.00	0.00
IT	0.00	0.00
Accountancy Fee	0.00	0.00
	<u>14,533.26</u>	<u>15,911.87</u>
Surplus from Property Rental	14,255.21	9,197.14
<u>Other Costs</u>		
Redevelopment Fund Costs		
Wigfield 1/2 Redevelopment	5,205.40	29,024.10
Professional Fees	0.00	2,482.90
M&G Investments		
Loss on Sale	0.00	0.00
Unrealised (Gain)/Loss	-5,496.18	-710.15
Total Other Costs	<u>-290.78</u>	<u>30,796.85</u>
Net Transfer to P&L Reserves	<u><u>14,545.99</u></u>	<u><u>-21,599.71</u></u>

THE MALPAS ALMSHOUSES
CHARITY NUMBER 504944
BALANCE SHEET 31 December 2023

		<u>2023</u>	<u>2022</u>
		£	£
Fixed Assets			
1 & 2 Wigfield Terrace	As per	189,156.00	160,315.00
3 Wigfield Terrace	insurance	189,156.00	160,315.00
5 Wigfield Terrace	schedule	189,156.00	160,315.00
1-2 Cholmondeley Terrace	2023	<u>413,961.00</u>	<u>350,844.00</u>
Total Fixed Assets		981,429.00	831,789.00
 Current Assets			
Bank Account (Lloyds Current)		3,761.13	6,951.79
M&G Fund (867.514 @ 11,208.26p)		97,233.22	79,737.04
Skipton Building Society		<u>8,757.17</u>	<u>8,516.70</u>
Total Current Assets		109,751.52	95,205.53
 Current Liabilities			
Accountancy Fee		0.00	0.00
Total Current Liabilities		<u>0.00</u>	<u>0.00</u>
Total Net Current Assets		109,751.52	95,205.53
Total Net Assets		<u><u>1,091,180.52</u></u>	<u><u>926,994.53</u></u>
 <u>Reserves</u>			
Wigfield Redevelopment Fund			
Lloyds Bank		0.00	0.00
Skipton Building Society		<u>0.00</u>	<u>0.00</u>
		0.00	0.00
Property Repair Fund (Skipton BS)		8,757.17	8,516.70
Redevelopment Fund (M&G)		97,233.22	79,737.04
General P&L Reserve (Lloyds)		<u>3,761.13</u>	<u>6,951.79</u>
		109,751.52	95,205.53
Property Reserve		981,429.00	831,789.00
Total Reserves		<u><u>1,091,180.52</u></u>	<u><u>926,994.53</u></u>

THE MALPAS ALMSHOUSES
CHARITY NUMBER 504944
MOVEMENT IN RESERVES to 31.12.23

		Wigfield Redev £	Property Repair £	General Redev £	Genral P&L £	Property £	Total Reserves £
Value							
B/F	31-Dec-22	0.00	8,516.70	79,737.04	6,951.79	831,789.00	926,994.53
Profit/(Loss) for the year					14,545.99		
Gain on Value of M&G Units				5,496.18	(5,496.18)		
Building Costs		(5,205.40)			5,205.40		
Transfers from Current A/C				12,000.00	(12,000.00)		
Transfers from Skipton A/C		0.00	0.00		0.00		
Interest			240.47		(240.47)		
Increase in Insurance Valuation						149,640.00	
Movement in the year		(5,205.40)	240.47	17,496.18	2,014.74	149,640.00	164,185.99
Transfer back to P&L Res							
Building Costs		5,205.40			(5,205.40)		
Value							
C/F	31-Dec-23	0.00	8,757.17	97,233.22	3,761.13	981,429.00	1,091,180.52

Account where reserves sit

Skipton M&G Lloyds



Section A Independent Examiner's Report

**Report to the trustees/
members of**

The Malpas Almshouses

**On accounts for the year
ended**

31 December 2023

**Charity no
(if any)**

504944

Set out on pages

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31/12/2023

**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").

**Independent
examiner's statement**

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.

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:

Helena Johnson

Date:

12 June 2024

Name:

Helena Johnson

**Relevant professional
qualification(s) or body
(if any):**

ACA (1992-2024)

Address:

The Cape, Church Road, Tilston, Malpas, SY14 7HB

Section B

Disclosure

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

THE MALPAS ALMSHOUSES

England & Wales - Charity number 504944

Accounts

Registered Address

c/o Mrs Alison Shackleton
Clerk to the Trustees
9 Depenbech Close
Malpas
Cheshire SY14 8QS

Declarations

The Trustees declare that they have approved the trustees' report above, and the attached accounts.

Signed on behalf of the charity's trustees

Signatures	<u>Shackleton</u>	<u>J Davies</u>
Full Names	<u>ALISON SHACKLETON</u>	<u>JUNE DAVIES</u>
Position (Secretary, Chair, etc)	<u>CLERK</u>	<u>TRUSTEE</u>
Date	<u>30/10/2023</u>	

Expenses

Total expenses were £15,911.87, which is £5,701.06 higher than the previous year. This was due to the significant increase in the Maintenance costs caused by an extensive refurbishment of the Wigfield Terrace Chimneys costing £7,180. There was, however, a saving of £2,102.69 in Council Tax due to 1 Wigfield Terrace being occupied from June.

The net surplus from property rental was £9,197.14 in 2022, which is £2,102.11 less than last year.

Redevelopment of 1&3 Wigfield Terrace

During the year £29,024.10 was incurred, plus professional fees of £2,482.90 on the redevelopment of 1&3 Wigfield Terrace. The total costs of the redevelopment over the period June 2021 to its completion in April 2022 amount to £78,603.38 and total professional fees connected to the project were £6,120.10. These costs were £5,130.20 higher than had been originally budgeted and were funded by a transfer from the General Property Repair Fund. The Wigfield Redevelopment Fund is £0 at the end of 2022.

Reserves

The Property Repair Fund (held in the Skipton Building Society) earned interest of £86.01 in the year. In addition to transferring £5,130.20 to the Wigfield Redevelopment Fund (referred to above), £8,169.80 was transferred to the P&L Reserve to cover the higher maintenance costs (including the chimney repairs).

The General Redevelopment Fund has a balance of £79,737.04 at year end held in M&G Investment Units. The increase in the year of £12,710.15 comprises twelve monthly £1,000 transfers from the P&L Reserve and an unrealised gain in the value of the M&G units of £710.15.

The P&L Reserve (held in the Lloyds Bank) has a balance of £6,951.79 at year end.

The Property Insurers, Royal & Sun Alliance Insurance Ltd, revalued the properties on 30 June 2022 to £831,789, an increase of £92,604 from 2021.

Agents

- Bower Edleston Architects, Sweetbriar Hall, Nantwich, Cheshire CW5 5RW
- Lloyds Bank plc, 25 Gresham Street, London EC2V 7HN

Trustees

Emma Higgin (nominated by PCC 2014)

June Davies (co-opted 2012, nominated by PCC 2017)

Anthony O'Connell (co-opted 2011) resigned 29 March 2022

Guy Myddleton (co-opted June 2020) – Chairman, appointed 29 March 2022

Jenny Humes (co-opted September 2021) – Treasurer, appointed 29 March 2022

The Malpas Almshouses
Charity Registration Number 504944
Trustees' Annual Report for the period
1 January 2022 to 31 December 2022

Objectives and Activities

Under a Charity Commissioners' Scheme of 12 April 2000, the Wigfield and Cholmondeley Almshouses were amalgamated and are now known as The Malpas Almshouses, which is governed by a Trust Deed. This currently comprises five accommodation units in Malpas.

The Objectives of the Charity are:

- The provision of housing accommodation for beneficiaries who are aged 60 and over and who have been residing in Malpas and the surrounding area for a period of two years or more.
- Such charitable purposes for the benefit of the residents as the Trustees decide.

The Trustees have had due regard to the guidance issued by the Charity Commission on public benefit.

Achievements and Performance

The Charity's four modernised properties remained fully occupied throughout the year. During 2021 work was started to merge the two remaining properties to form a single modernised property that was completed in April 2022 and occupied from June 2022.

Contributions from Beneficiaries (tenants of the properties) are used to cover the general maintenance costs of the properties and the running costs of the charity, with the surplus invested in the General Redevelopment Fund to cover future property repairs. The Financial Review below gives further information.

The Trustees believe that the provision of the well-maintained affordable housing in Malpas, within the terms of The Malpas Almshouses Trust Deed, is of great value to its beneficiaries.

Financial Review

Income

The Charity's four modernised properties (3 and 5 Wigfield Terrace, and 1 and 2 Cholmondeley Terrace) continued to be fully occupied throughout the year. The redevelopment to combine 1&2 Wigfield Terrace started in June 2021 and was completed in April 2022. A new tenant moved in with effect from 1st June 2022. At this time the Contributions from Beneficiaries (rent) was increased by 7.073%. As a result of the new tenant and the rent increase, the total income from Beneficiaries in the year increased to £25,023, which is £4,263 higher than the previous year.

THE MALPAS ALMSHOUSES
CHARITY NUMBER 504944
MOVEMENT IN RESERVES to 31.12.22

		Wigfield Redev £	Property Repair £	General Redev £	Genral P&L £	Property £	Total Reserves £
Value							
B/F	31-Dec-21	26,376.80	21,730.69	67,026.89	1,670.86	739,185.00	855,990.24
Profit/(Loss) for the year					(21,599.71)		(21,599.71)
Gain on Value of M&G Units				710.15	(710.15)		0.00
Professional Fees		(2,482.90)			2,482.90		0.00
Building Costs		(29,024.10)			29,024.10		0.00
Transfers from Current A/C				12,000.00	(12,000.00)		0.00
Transfers from Skipton A/C		5,130.20	(13,300.00)		8,169.80		0.00
Interest			86.01		(86.01)		0.00
Increase in Insurance Valuation						92,604.00	92,604.00
Movement in the year		(26,376.80)	(13,213.99)	12,710.15	5,280.93	92,604.00	71,004.29
Value							
C/F	31-Dec-22	0.00	8,516.70	79,737.04	6,951.79	831,789.00	926,994.53

Account where reserves sit

Skipton M&G Lloyds

(if any):

--

Address:

CASTLE HILL HOUSE , CHURCH STREET
MALPAS
CHESHIRE SY14 8PW

Section B

Disclosure

Only complete if the examiner needs to highlight material 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.

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Section A Independent Examiner's Report

Report to the trustees

Charity Name
THE MALPAS ALMSHOUSES

On accounts for the year ended

31 DECEMBER 2022 Charity no (if any) 504944

Set out on pages

1, 2, 3

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

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

~~The charity's gross income exceeded £250,000 and I am qualified to undertake the examination by being a qualified member of [insert name of applicable listed body]. Delete [] if not applicable.~~

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.

* Please delete the words in the brackets if they do not apply.

Signed:

Date: 20/10/23

Name: STEPHEN HUMES

Relevant professional qualification(s) or body

FCA (ICAEW)