

**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**

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**Full Names**

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**Position**

(Secretary, Chair, etc)

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**Date**

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

	<b>2024</b>
	<b>£</b>
<b>Income</b>	
Contributions from Beneficiaries	29,745.00
Interest Earned	298.46
Other Income	0.00
<b>Total Income</b>	<b>30,043.46</b>
<b>Expenses</b>	
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
	<b>9,102.68</b>
<b>Surplus from Property Rental</b>	<b>20,940.78</b>
<b><u>Other Costs</u></b>	
<b>Redevelopment Fund Costs</b>	
Wigfield 1/2 Redevelopment	0.00
Professional Fees	0.00
<b>M&amp;G Investments</b>	
Loss on Sale	0.00
Unrealised (Gain)/Loss	(8,205.43)
<b>Total Other (Income) / Costs</b>	<b>(8,205.43)</b>
<b>Net Transfer to P&amp;L Reserves</b>	<b>29,146.21</b>

**2024**

**2023**

**£**

28,548.00

240.47

0.00

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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

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14,533.26

**14,255.21**

5,205.40

0.00

0.00

(5,496.18)

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(290.78)

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14,545.99

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**THE MALPAS ALMSHOUSES**  
**CHARITY NUMBER 504944**  
**BALANCE SHEET 31 December 2024**

		<b>2024</b>	<b>2023</b>
		<b>£</b>	<b>£</b>
<b>Fixed Assets</b>			
1 & 2 Wigfield Terrace	As per	192,940.00	189,156.00
3 Wigfield Terrace	insurance	192,940.00	189,156.00
5 Wigfield Terrace	schedule	192,940.00	189,156.00
1-2 Cholmondeley Terrace	2024/23	422,241.00	413,961.00
<b>Total Fixed Assets</b>		1,001,061.00	981,429.00
<b>Current Assets</b>			
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
<b>Total Current Assets</b>		138,897.73	109,751.52
<b>Current Liabilities</b>			
Accountancy Fee		0.00	0.00
<b>Total Current Liabilities</b>		0.00	0.00
<b>Total Net Current Assets</b>		138,897.73	109,751.52
<b>Total Net Assets</b>		1,139,958.73	1,091,180.52
<b>Reserves</b>			
<b>Wigfield Redevelopment Fund</b>			
Lloyds Bank		0.00	0.00
Skipton Building Society		0.00	0.00
		0.00	0.00
<b>Property Repair Fund (Skipton BS)</b>		9,055.63	8,757.17
<b>Redevelopment Fund (M&amp;G)</b>		117,438.65	97,233.22
<b>General P&amp;L Reserve (Lloyds)</b>		12,403.45	3,761.13
		138,897.73	109,751.52
<b>Property Reserve</b>		1,001,061.00	981,429.00
<b>Total Reserves</b>		1,139,958.73	1,091,180.52

**THE MALPAS ALMSHOUSES**  
**CHARITY NUMBER 504944**  
**MOVEMENT IN RESERVES to 31.12.24**

		<b>Wigfield Redev £</b>	<b>Property Repair £</b>	<b>General Redev £</b>	<b>Genral P&amp;L £</b>	<b>Property £</b>	<b>Total Reserves £</b>
<b>Value</b>							
<b>B/F</b>	<b>31-Dec-23</b>	<b>0.00</b>	<b>8,757.17</b>	<b>97,233.22</b>	<b>3,761.13</b>	<b>981,429.00</b>	<b>1,091,180.52</b>
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	
<b>Movement in the year</b>		<b>0.00</b>	<b>298.46</b>	<b>20,205.43</b>	<b>8,642.32</b>	<b>19,632.00</b>	<b>48,778.21</b>
<b>Transfer back to P&amp;L Res</b>							
Building Costs		0.00			0.00		
<b>Value</b>							
<b>C/F</b>	<b>31-Dec-24</b>	<b>0.00</b>	<b>9,055.63</b>	<b>117,438.65</b>	<b>12,403.45</b>	<b>1,001,061.00</b>	<b>1,139,958.73</b>

Account where reserves sit

Skipton

M&G

Lloyds



Malpas Almshouses - Lloyds Bank Transactions 1 Jan to 31 Dec 2025														
DATE	DESCRIPTION	RECEIPTS		EXPENSES										
		Benef	other	Rprs/Maint	Gardening	Utilities	Clerks	Ins	Subs	Prof.Fees	Sndrs/IT	Transfers	M&G	Property Description
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												

12-Aug	M & G													1000.00		
14-Aug	A G Mydd			350.00											CT	Removal of tree encroaching on BT line
30-Aug	Guy Churton				180.00											14 June - 24 Aug - Gardening
2-Sep	G Tilston	515.00														
	H Dodd	500.00														
	A Vaughan	515.00														
	R Tilston	500.00														
	M Kynnersley	510.00														
10-Sep	M & G												1000.00			
16-Sep	Les Rich			80.00											1 WT	Unblock Shower Waste
26-Sep	50004 1 & 3 W/T	998.00														
30-Sep	A Shackleton					720.00										
1-Oct	H Dodd	500.00														
	G Tilston	515.00														
	A Vaughan	16.00														
	R Tilston	500.00														
	M Kynnersley	510.00														
3-Oct	A Shackleton									100.00						Reimbursement for gift for June Davies (ex Trustee)
10-Oct	M & G												1000.00			
1-Nov	H Dodd	500.00														
	G Tilston	515.00														
	R Tilston	500.00														
	A Vaughan	515.00														
	M Kynnersley	510.00														
	Skipton		298.46													
11-Nov	M & G												1000.00			
22-Nov	Guy Churton				220.00										WT & CT	5 Sept - 21 Nov - Gardening
2-Dec	H Dodd	500.00														
	G Tilston	515.00														
	R Tilston	500.00														
	A Vaughan	515.00														
	M Kynnersley	510.00														
10-Dec	M & G												1000.00			
13-Dec	Well Farm Estate			637.41											WT & CT	Paint Bin Stores, repair steps, check smoke det.
24-Dec	Les Rich			156.87											1 WT	Call out to water leak, fit new valve
27-Dec	A Shackleton					720.00										
		29745.00	298.46	3464.84	770.00		2880.00	1100.84	287.00	500.00	100.00	9102.68	12000.00			
	Bal 29 Dec 23		3761.13													
	31-Dec-24		12403.45													
	b/f		3761.13													
	income		29745.00													
			33506.13													
	less exp		21102.68													
	c/f		12403.45													

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	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