

ALCESTER UNITED ALMSHOUSE CHARITY

England & Wales · Charity number 810368

Details

Other names	ALCESTER UNITED ALMSHOUSE, ALCESTER UNITED CHARITY
Status	Registered
Legal form	Other
Registered	1962-10-31
Register	View on the Charity Commission register

Contact

Address 9 Winchcombe Road
Alcester
Warwickshire
B49 6QL

Phone 01789763828

Email clerkauc@gmail.com

Activities

Objects: PROVISION OF ALMSHOUSES AND THE BENEFIT OF THE RESIDENTS WHO SHALL BE POOR PEOPLE WHO ARE INHABITANTS OF THE TOWN OF ALCESTER

Activities: Provision of housing for people in need who are residents of Alcester Warwickshire

Classification

- **How:** Other Charitable Activities
- **What:** Accommodation/housing
- **Who:** Elderly/old People, Other Defined Groups

Geography

- **Area of benefit:** ALCESTER
- Warwickshire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-12-31	£40,766	£23,350	-	-
2024-12-31	£37,759	£30,689	-	-
2023-12-31	£43,127	£20,594	-	-
2022-12-31	£40,582	£18,345	-	-
2021-12-31	£38,223	£28,092	-	-
2020-12-31	£37,931	£12,530	-	-

Trustees

Name	Role	Appointed
ANDREW MILLS		
KATHRYN CARGILL		2016-07-24
MARC VENABLES		2025-10-09
MICHAEL BOWE		2021-07-27
Rev KATIE CROSS		2021-07-27
Sharon Constable		2024-11-04
Timothy Forman		2019-07-29
WENDY MILLS		2022-01-23

ALCESTER UNITED ALMSHOUSE CHARITY

England & Wales - Charity number 810368

Accounts

Alcester United Almshouse Charity

Trustees' Annual report for the year ending 31st December 2025.

This Charity is also known as Alcester United Charities which incorporates the Smallwood Educational Charity and the Alcester Poores Charity .

The Charity Number is 8103638.

The financial year began on the 1st of January 2025 and ended on the 31st of December 2025.

The Charity's address is c/o Mrs G M Forman 9 Winchcombe Road Alcester Warwickshire B49 6QL.

The names of the Trustees during the year were:-

Mrs K Cargill	Chair		Town Council Nominee
Mrs W Mills			Town Council Nominee
Mr M Bowe			Town Council Nominee
Mrs S Constable		From 1.11.25.	High Bailiff
Mrs T Parkes		Until 1.11.25.	High Bailiff
Mrs S Constable		Until 1.11.25.	Low Bailiff
Mr M Venables		From 1.11.25.	Low Bailiff
Mr A Mills			Co-opted
Mr T Forman			Co-opted
Revd K M Cross			Ex-officio

The Charity operates under a sealed Scheme of Management dated the 19th of May 1982, and subsequent orders, to maintain and manage six almshouses.

In 2025, the repairs and maintenance programme of work was continued. The gas central heating boilers have been serviced with a Landlord's (Gas Safety) Certificate issued. The residents appear to be very satisfied with the properties and the standard of maintenance and were appreciative of the improvements that were made.

A surplus of £17,416 was made on the running costs of the Charity during 2025; £5,000 was transferred from the bank account to be added to investments for the future refurbishment and replacement of assets and the continuation of the repair programme. Residents' contributions were increased during the year in line with inflation to cover the increasing costs of future repairs and maintenance. The combined assets of the Charities showed an increase in value of £103,303 to £1,797,164 mainly due to the increased insurance valuation of the houses and the surplus invested from the bank account.

The Trustees approved ratified the accounts and approved the report and at their meeting held on 27th of April 2026

Gillian Forman
Clerk to the Trustees.

Registered Charity Number : 810368

ALCESTER UNITED CHARITIES
FINANCIAL STATEMENTS
FOR THE YEAR ENDED
31 DECEMBER 2025

ALCESTER UNITED CHARITIES

LEGAL AND ADMINISTRATIVE INFORMATION

FOR THE YEAR ENDED 31 DECEMBER 2025

Alcester United Charities incorporates the following three separate charities:

Charity Name Alcester United Almshouse

Charity Number 810368

Charity Name Alcester United Poors

Charity Number 211526

Charity Name Educational Foundation of William Smallwood

Charity Number 528712

Trustees
A Mills
K Cargill
T Forman
M Bowe
K Cross
W Mills
S Constable
M Venables

Clerk to the Trustees G Forman

Registered Office
34 HENLEY STREET
ALCESTER
WARWICKSHIRE
B49 5QY

ALCESTER UNITED CHARITIES

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2025

The trustees present their annual report and financial statements for the year ended 31 December 2025.

This report was approved by the Trustees and signed on their behalf by:



Gill Forman
Clerk to the Trustees

Date : 2 March 2026

ALCESTER UNITED CHARITIES

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 DECEMBER 2025

Financial Activity	Notes	Alcester United Almshouse £	Alcester United Poors £	Educational Foundation of William Smallwood £
Income and endowments from:				
Investments	2	40,766	449	194
Total Income		40,766	449	194
Expenditure on:				
Charitable activities	3	23,350	324	125
Total Expenditure		23,350	324	125
Net income/ (expenditure)		17,416	125	69
<i>Other gains/(losses):</i>				
Unrealised Gains and losses on revaluation of fixed assets	4	47,692	-	-
Unrealised Gains and losses on revaluation of investments		38,195	(769)	(333)
Net movement in funds	7	103,303	(644)	(264)
<i>Reconciliation of funds:</i>				
Total funds brought forward	7	1,693,861	13,218	5,697
Total funds carried forward	7	1,797,164	12,574	5,433

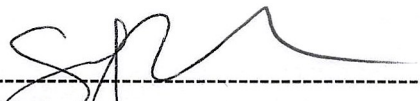
ALCESTER UNITED CHARITIES

BALANCE SHEET

FOR THE YEAR ENDED 31 DECEMBER 2025

Financial Activity	Notes	Alcester United Almshouse £	Alcester United Poors £	Educational Foundation of William Smallwood £
<i>Fixed assets</i>				
Tangible assets	4	1,475,589	-	-
<i>Current assets</i>				
Debtors	5	3,916	-	-
Investments		290,079	15,300	6,623
Cash at bank and in hand		27,580	-	-
Total current assets		321,575	15,300	6,623
Creditors: amounts falling due within one year	6	-	2,726	1,190
Net current assets/(liabilities)		321,575	12,574	5,433
Total net assets or liabilities		<u>1,797,164</u>	<u>12,574</u>	<u>5,433</u>
Funds of the Charity				
Accumulated Fund	7	1,797,164	12,574	5,433
Total funds		<u>1,797,164</u>	<u>12,574</u>	<u>5,433</u>

The financial statements were approved by the Trustees on 2 March 2026 and signed on their behalf by:



Gill Forman
Clerk to the Trustees

ALCESTER UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

1. Accounting Policies

The principal accounting policies adopted by the Charity, which is a public benefit entity, in the preparation of the accounts are as follows.

1.1 Basis of preparation

These accounts have been prepared under the historical cost convention, as modified by the inclusion of charitable properties and fixed asset investments and investment properties at valuation.

These accounts have been prepared in accordance with “Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)” (effective 1 January 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

These accounts are presented in pounds sterling and rounded to the nearest pound.

1.2 Going concern

The Trustees have prepared financial projections, taking into consideration the current economic conditions and have, at the time of approving these accounts, a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis of accounting in preparing the accounts.

2. Income from Investments

Analysis	Alcester United Almshouse	Alcester United Poors	Educational Foundation of William Smallwood
	£	£	£
Dividend income	4,295	449	194
Rental income	36,471	-	-
	40,766	449	194

3. Expenditure on Charitable Activities

Analysis	Alcester United Almshouse	Alcester United Poors	Educational Foundation of William Smallwood
	£	£	£
Independent examiners fees	210	-	-
National Assoc of Almshouses	365	-	-
Water Rates	3,510	-	-
Insurance	1,495	-	-
Gas	4,858	-	-
Electricity	268	-	-
Clerk's Honorarium	3,250	-	-
Office Allowance & Stationery	500	-	-
Postage, telephone & travel	153	-	-
General maintenance	-	-	-
Garden maintenance	1,190	-	-
TV Licence	175	-	-
Property repairs	5,488	-	-
Property maintenance	1,034	-	-
Miscellaneous	854	-	-
Management Recharges	-	50	25
School related donations	-	274	100
	<u>23,350</u>	<u>324</u>	<u>125</u>

4. Tangible Fixed Assets

	Alcester United Almshouses
	£
Cost or valuation	
At 1 January 2025	1,427,897
Additions	-
Disposals	-
Revaluations	47,692
Transfers	-
At 31 December 2025	<u>1,475,589</u>
Depreciation and impairments	
At 1 January 2025	-
Charge for the year	-
Disposals	-
Revaluations	-
Transfers	-
At 31 December 2025	<u>-</u>
Net book value	
At 1 January 2025	1,427,897
At 31 December 2025	<u>1,475,589</u>

5. Debtors: Amounts falling due within one year

Analysis	Alcester United Almshouse	Alcester United Pools	Educational Foundation of William Smallwood
	£	£	£
Alcester United Pools	2,726	-	-
E.F. of William Smallwood	1,190	-	-
	<u>3,916</u>	<u>-</u>	<u>-</u>

6. Creditors: Amounts falling due within one year

Analysis	Alcester United Almshouse	Alcester United Pools	Educational Foundation of William Smallwood
	£	£	£
Alcester United Almshouse	-	2,726	1,190
	<u>-</u>	<u>2,726</u>	<u>1,190</u>

7. Accumulated funds

Fund names	Fund balances brought forward	Income	Expenditure	Transfers	Gains and losses	Fund balances carried forward
	£	£	£	£	£	£
Alcester United Almshouse	1,693,861	40,766	(23,350)	-	85,887	1,797,164
Alcester United Pools	13,218	449	(324)	-	(769)	12,574
E.F. of William Smallwood	5,697	194	(125)	-	(333)	5,433



Section A

Independent Examiner's Report

Report to the trustees

Charity Name
ALCESTER UNITED CHARITIES

**On accounts for the year
ended**

31 DECEMBER 2025

**Charity no
(if any)**

810368

Set out on pages

1-9

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended **31 / 12 / 2025**.

**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**

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:

- 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.

Signed:

M J Elmes

Date:

2 March 2026

Name:

Matthew John Elmes

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

ICAEW / ACCA

Address:

11 Swan Street

Alcester


Warwickshire, B49 5DP

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.

Charity no (if any)	N/A	Report to the trustees On accounts for the year ended
Charity name	ALCESTER UNITED CHARITIES	Set out on pages 18
Year ended	31 DECEMBER 2025	Responsibilities and basis of report
<p>I report in respect of my examination of the Trust's accounts dated out under section 146 of the 2011 Act and in carrying out my examination, I have followed all the applicable Directions given by the Charity Commission under section 143(5) of the Act.</p> <p>I have completed my examination, I consider 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:</p> <ul style="list-style-type: none"> 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). <p>I have no concerns and have scored no 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.</p> <p>Signed: </p> <p>Name: Matthew John Evans</p> <p>ICAEW / ACCA</p> <p>Address: 11 Swan Street, Alcester, Warwickshire, B49 6DF</p>		

ALCESTER UNITED ALMSHOUSE CHARITY

England & Wales - Charity number 810368

Accounts

Alcester United Almshouse Charity

Trustees' Annual report for the year ending 31st December 2024.

This Charity is also known as Alcester United Charities which incorporates the Smallwood Educational Charity and the Alcester Poors Charity .

The Charity Number is 8103638.

The financial year began on the 1st of January 2024 and ended on the 31st of December 2024.

The Charity's address is c/o Mr A G Deeks 34 Henley Street Alcester Warwickshire B49 5QY.

The names of the Trustees during the year were:-

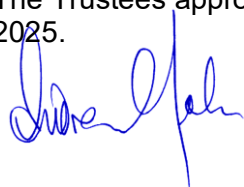
Mrs K Cargill	Chair		Town Council Nominee
Mrs W Mills			Town Council Nominee
Mr M Bowe			Town Council Nominee
Mrs T Parkes		From 1.11.23.	High Bailiff
Mr M Burden		Until 1.11.23.	High Bailiff
Mrs T Parkes		Until 1.11.23.	Low Bailiff
Mrs S Constable		From 1.11.23.	Low Bailiff
Mrs K Blake			Co-opted
Mrs J Smith		Until 3.7.23.	Co-opted
Mr A Mills			Co-opted
Mr T Forman		From 3.7.23.	Co-opted
Revd K M Cross			Ex-officio

The Charity operates under a sealed Scheme of Management dated the 19th of May 1982, and subsequent orders, to maintain and manage six almshouses.

In 2024, the repairs and maintenance programme of work was continued. The major items of maintenance and repair expense were the refurbishment of one of the kitchens. In addition there were ongoing items concerning electrical and gas boiler repairs. The annual fire equipment inspection was carried out and the gas central heating boilers have been serviced with a Landlord's (Gas Safety) Certificate issued. The residents' own gas appliances were checked by a Gas Safe Registered plumber and all was in order. The residents appear to be very satisfied with the properties and the standard of maintenance and were appreciative of the improvements that were made. During the year the Residents and Trustees held an afternoon tea party which was attended by the Town Mayor.

A surplus of £7,070 was made on the running costs of the Charity during 2024; £10,000 was transferred from the bank account to be added to investments for the future refurbishment and replacement of assets and the continuation of the repair programme. In addition, a sum of £3,750 was transferred to the Cyclical Maintenance Fund as advised by the Almshouses Association specimen budget. Residents' contributions were increased during the year in line with inflation to cover the increasing costs of future repairs and maintenance. The combined assets of the Charities showed an increase in value of £30,533 to £1,693,861 mainly due to the increased insurance valuation of the houses and the surplus invested from the bank account.

The Trustees approved ratified the accounts and approved the report and at their meeting held on 29th May 2025.



Andrew Gerald Deeks
Clerk to the Trustees.

Registered Charity Number : 810368

ALCESTER UNITED CHARITIES
FINANCIAL STATEMENTS
FOR THE YEAR ENDED
31 DECEMBER 2024

ALCESTER UNITED CHARITIES

LEGAL AND ADMINISTRATIVE INFORMATION

FOR THE YEAR ENDED 31 DECEMBER 2024

Alcester United Charities incorporates the following three separate charities:

Charity Name Alcester United Almshouse
Charity Number 810368

Charity Name Alcester United Poors
Charity Number 211526

Charity Name Educational Foundation of William Smallwood
Charity Number 528712

Trustees
K Cargill
W Mills
M Bowe
T Parkes
S Constable
K Blake
A Mills
T Forman
K Cross

Registered Office 34 HENLEY STREET
ALCESTER
B49 5QY

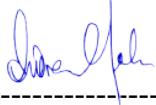
ALCESTER UNITED CHARITIES

TRUSTEES' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2024

The trustees present their annual report and financial statements for the year ended 31 December 2024.

This report was approved by the trustee and signed on its behalf by:



Andrew Deeks
Clerk to the Trustees

Date : 29 May 2025

ALCESTER UNITED CHARITIES

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 DECEMBER 2024

Financial Activity	Notes	Alcester United Almshouse £	Alcester United Poors £	Educational Foundation of William Smallwood £
Income and endowments from:				
Investments	2	37,759	437	189
Total Income		37,759	437	189
Expenditure on:				
Charitable activities	3	30,689	50	175
Total Expenditure		30,689	50	175
Net income/ (expenditure)		7,070	387	14
<i>Other gains/(losses):</i>				
Unrealised Gains and losses on revaluation of fixed assets	4	27,998	-	-
Unrealised Gains and losses on revaluation of investments		13,470	355	154
Net movement in funds	7	48,538	742	168
<i>Reconciliation of funds:</i>				
Total funds brought forward	7	1,645,323	12,476	5,529
Total funds carried forward	7	1,693,861	13,218	5,697

ALCESTER UNITED CHARITIES

BALANCE SHEET

FOR THE YEAR ENDED 31 DECEMBER 2024

Financial Activity	Notes	Alcester United Almshouse £	Alcester United Poors £	Educational Foundation of William Smallwood £
<i>Fixed assets</i>				
Tangible assets	4	1,427,897	-	-
<i>Current assets</i>				
Debtors	5	4,111	-	-
Investments		246,884	16,070	6,956
Cash at bank and in hand		14,969	-	-
Total current assets		265,964	16,070	6,956
Creditors: amounts falling due within one year	6	-	2,852	1,259
Net current assets/(liabilities)		265,964	13,218	5,697
Total net assets or liabilities		<u>1,693,861</u>	<u>13,218</u>	<u>5,697</u>
Funds of the Charity				
Accumulated Fund	7	1,693,861	13,218	5,697
Total funds		<u>1,693,861</u>	<u>13,218</u>	<u>5,697</u>

The financial statements were approved by the trustees on 29 May 2025 and signed on its behalf by:

Andrew Deeks
Clerk to the Trustees

ALCESTER UNITED CHARITIES

NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2024

1. Accounting Policies

The principal accounting policies adopted by the Charity, which is a public benefit entity, in the preparation of the accounts are as follows.

1.1 Basis of preparation

These accounts have been prepared under the historical cost convention, as modified by the inclusion of charitable properties and fixed asset investments and investment properties at valuation.

These accounts have been prepared in accordance with “Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102)” (effective 1 January 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) and the Charities Act 2011.

These accounts are presented in pounds sterling and rounded to the nearest pound.

1.2 Going concern

The Trustees have prepared financial projections, taking into consideration the current economic conditions and have, at the time of approving these accounts, a reasonable expectation that the charity has adequate resources to continue in operational existence for the foreseeable future. Thus they continue to adopt the going concern basis of accounting in preparing the accounts.

2. Income from Investments

Analysis	Alcester United Almshouse	Alcester United Poors	Educational Foundation of William Smallwood
	£	£	£
Dividend income	4,107	437	189
Rental income	33,652	-	-
	37,759	437	189

3. Expenditure on Charitable Activities

Analysis	Alcester United Almshouse	Alcester United Poors	Educational Foundation of William Smallwood
	£	£	£
Independent examiners fees	168	-	-
National Association of Almshouses	353	-	-
Water Rates	2,713	-	-
Insurance	1,551	-	-
Gas	2,790	-	-
Electricity	330	-	-
Clerk's Honorarium	3,250	-	-
Office Allowance & Stationery	500	-	-
Postage, telephone & travel	153	-	-
General maintenance	-	-	-
Garden maintenance	844	-	-
TV Licence	177	-	-
Property repairs	5,229	-	-
Property maintenance	11,921	-	-
Gifts	194	-	-
Miscellaneous	516	-	-
Management Recharges	-	50	25
School related donations	-	-	150
	30,689	50	175

4. Tangible Fixed Assets

	Alcester United Almshouses
	£
Cost or valuation	
At 1 January 2024	1,399,899
Additions	-
Disposals	-
Revaluations	27,998
Transfers	-
At 31 December 2024	<u>1,427,897</u>
Depreciation and impairments	
At 1 January 2024	-
Charge for the year	-
Disposals	-
Revaluations	-
Transfers	-
At 31 December 2024	<u>-</u>
Net book value	
At 1 January 2024	1,399,899
At 31 December 2024	<u>1,427,897</u>

5. Debtors: Amounts falling due within one year

Analysis	Alcester United Almshouse	Alcester United Poors	Educational Foundation of William Smallwood
	£	£	£
Alcester United Poors	2,852	-	-
E.F of William Smallwood	1,259	-	-
	<u>4,111</u>	<u>-</u>	<u>-</u>

6. Creditors: Amounts falling due within one year

Analysis	Alcester United Almshouse	Alcester United Poors	Educational Foundation of William Smallwood
	£	£	£
Alcester United Almshouse	-	2,852	1,259
	-	2,852	1,259

7. Accumulated funds

Fund names	Fund balances brought forward	Income	Expenditure	Transfers	Gains and losses	Fund balances carried forward
	£	£	£	£	£	£
Alcester United Almshouse	1,645,323	37,759	(30,689)	-	41,468	1,693,861
Alcester United Poors	12,476	437	(50)	-	355	13,218
Educational Foundation of William Smallwood	5,529	189	(175)	-	154	5,697



Section A

Independent Examiner's Report

Report to the trustees	Charity Name ALCESTER UNITED CHARITIES		
On accounts for the year ended	31 DECEMBER 2024	Charity no (if any)	810368
Set out on pages	1-9		

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'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

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:

- 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.

Signed:  Date: 29/5/2025

Name: Matthew John Elmes

Relevant professional qualification(s) or body (if any): ICAEW / ACCA

Address: 11 Swan Street
Alcester
Warwickshire, B49 5DP

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.

N/A

ALCESTER UNITED ALMSHOUSE CHARITY

England & Wales - Charity number 810368

Accounts

ALCESTER UNITED ALMSHOUSE CHARITY

ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2023

UNITED CHARITIES IN THE PARISH OF ALCESTER

WILLIAM SMALLWOOD ALMSHOUSE CHARITY Number 810368

Receipts and Payments Account for the Year Ending 31st December 2023

<u>2022</u>	<u>Receipts</u>	<u>2023</u>	<u>2022</u>	<u>Payments</u>	<u>2023</u>
£		£	£		£
6,526.20	Dividends	8,278.52	156.00	Account Examiners Fee	162.00
27,264.00	Residents Maintenance Charges	27,888.00	196.00	National Assoc of Almshouses	533.00
6,792.00	Residents Heating Charges	6,960.00	2,056.58	Water and Sewerage Charges	2,303.48
			1,405.90	Insurance	1,604.78
			3,183.28	Gas	3,055.56
			516.00	Electricity	505.15
			2,350.00	Clerk's Honorarium	3,187.50
			312.50	Office Allowance & stationery	475.00
			866.21	Postage, Telephone and Travelling etc	167.40
			48.00	Fire Extinguisher Maintenance	121.21
			0.00	Residents Alarm Call System	0.00
			1,008.00	Garden Maintenance	792.00
			174.00	TV Licence	174.00
			1253.68	Repairs	5,727.18
			576.00	Heating System Maintenance	576.00
			174.90	Christmas Gifts	178.20
			240.00	Refurbishment	
			78.20	Misc.	1,031.40
			3,750.00	To Cyclical Maintenance Fund	3,750.00
			22,236.95	Excess of income over expenditure	18,782.66
		£ 43,126.52	£ 40,582.20		£ 43,126.52
£ 40,582.20					

UNITED CHARITIES IN THE PARISH OF ALCESTER

WILLIAM SMALLWOOD EDUCATIONAL FOUNDATION Number 528712

Receipts and Payments Account for the Year Ending 31st December 2023

	<u>2022</u>	<u>2023</u>	<u>2022</u>	<u>2023</u>
	£	£	£	£
	186.01	186.73		
Dividends			25.00	
Bank Interest			339.95	
			-178.94	
			Recharge of admin costs	
			Banner for school hall	
			Funding for school trip	
			Crosses for school pupils	
			Excess of income over expenditure	
	<u>186.01</u>	<u>186.73</u>		<u>186.73</u>

Statement of Assets and Liabilities as at 31st December 2023

ASSETS

342.77 Income Shares in the Charities Official Investment Fund valued at
£19.845 per unit

LIABILITIES

Accumulated funds brought forward 5,259.80
Creditor - general fund 1,273.80
Excess of income over expenditure -303.79
Unrealised gain/(loss) on investments 572.46

£ 6,802.27

£ 6,802.27

UNITED CHARITIES IN THE PARISH OF ALCESTER

POORS CHARITY Number 211526

Receipts and Payments Account for the Year Ending 31st December 2023

	<u>2022</u>		<u>2023</u>		<u>2022</u>		<u>2023</u>
	£		£		£		£
	429.75	Dividends	431.42		50.00	Recharge of admin costs	50.00
					0.00	Expenditure	0.00
					379.75	Excess of Income over expenditure	381.42
	<u>429.75</u>		<u>431.42</u>		<u>429.75</u>		<u>431.42</u>

Statement of Assets and Liabilities as at 31st December 2023

ASSETS

365.55 Income Shares in the Charities Official Investment Fund valued at
£19.845 per unit
426.33 Income Shares in the Charities Official Investment Fund valued
£19.845 at per unit

LIABILITIES

Accumulated funds bought forward
Creditor - general fund
Excess of income over expenditure
Unrealised gain/(loss) on investments

10,772.27
3,238.65
381.42
1,322.52

£ 15,714.86

£ 15,714.86

Alcester United Almshouse Charity

Trustees' Annual report for the year ending 31st December 2023.

This Charity is also known as Alcester United Charities which incorporates the Smallwood Educational Charity and the Alcester Poores Charity .

The Charity Number is 8103638.

The financial year began on the 1st of January 2023 and ended on the 31st of December 2023.

The Charity's address is c/o Mr A G Deeks 34 Henley Street Alcester Warwickshire B49 5QY.

The names of the Trustees during the year were:-

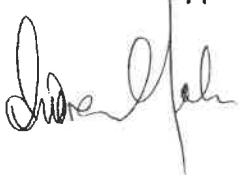
Mrs K Cargill	Chair		Town Council Nominee
Mrs W Mills			Town Council Nominee
Mr M Bowe			Town Council Nominee
Mr M Venables		Until 1.11.23.	High Bailiff
Mr M Burden		From 1.11.23.	High Bailiff
Mr M Burden		Until 1.11.23.	Low Bailiff
Mrs T Parkes		From 1.11.23.	Low Bailiff
Mrs K Blake			Co-opted
Mrs J Smith		Until 3.7.23.	Co-opted
Mr A Mills			Co-opted
Mr T Forman		From 3.7.23.	Co-opted
Revd K M Cross			Ex-officio

The Charity operates under a sealed Scheme of Management dated the 19th of May 1982, and subsequent orders, to maintain and manage six almshouses.

In 2023, the repairs and maintenance programme of work was continued. The major items of maintenance and repair expense were the repainting of the exterior of the houses and an electrical circuit board replacement and rewiring. The latter was necessary for ensuring safety. In addition there were ongoing items concerning electrical and gas boiler repairs. The annual fire equipment inspection was carried out and out-of-date fire blankets were replaced. The gas central heating boilers have been serviced with a Landlord's (Gas Safety) Certificate issued. The residents' own gas appliances were checked by a Gas Safe Registered plumber and all was in order. The residents appear to be very satisfied with the properties and the standard of maintenance and were appreciative of the improvements that were made. During the year the Residents and Trustees held an afternoon tea party which was attended by the Town Mayor.

A surplus of £18,783 was made on the running costs of the Charity during 2023; £30,000 was transferred from the bank account to be added to investments for the future refurbishment and replacement of assets and the continuation of the repair programme. In addition, a sum of £3,750 was transferred to the Cyclical Maintenance Fund as advised by the Almshouses Association specimen budget. Residents' contributions were increased during the year in line with inflation to cover the increasing costs of future repairs and maintenance. The combined assets of the Charities showed an increase in value of £240,719 to £1,645,323 mainly due to the increased insurance valuation of the houses and the surplus invested from the bank account.

The Trustees approved the report and ratified the accounts at their meeting held on 22nd January 2024.



Andrew Gerald Deeks
Clerk to the Trustees.

William Smallwood Almshouse Charity (810368)

Independent examiners report for the year ending 31st December 2023

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is our responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act, and
- to state whether particular matters have come to our attention.

Basis of independent examiner's statement

Our examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with our examination, no matter has come to our attention:

1. which gives us reasonable cause to believe that in, any material respect, the requirements:

- to keep accounting records in accordance with section 130 of the Charities Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act

have not been met; or

2. to which, in our opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Krowe Accountants
.....

Krowe Accountants
Chartered Certified Accountants
Grafton House
Bulls Head Yard
Alcester
Warwickshire
B49 5BX

ALCESTER UNITED ALMSHOUSE CHARITY

England & Wales - Charity number 810368

Accounts

ALCESTER UNITED ALMSHOUSE CHARITY

ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2022

Alcester United Almshouse Charity

Trustees' Annual report for the year ending 31st December 2022.

This Charity is also known as Alcester United Charities which incorporates the Smallwood Educational Charity and the Alcester Poors Charity .

The Charity Number is 8103638.

The financial year began on the 1st of January 2022 and ended on the 31st of December 2022.

The Charity's address is c/o Mr A G Deeks 34 Henley Street Alcester Warwickshire B49 5QY.

The names of the Trustees during the year were:-

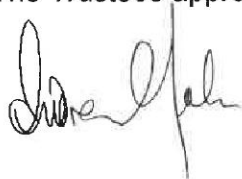
Mrs K Cargill	Chair		Town Council Nominee
Mrs W Mills			Town Council Nominee
Mr M Bowe			Town Council Nominee
Mr D Henderson		Until 1.11.22.	High Bailiff
Mr M Venables		From 1.11.22.	High Bailiff
Mr M Venables		Until 1.11.22.	Low Bailiff
Mr M Burden		From 1.11.22.	Low Bailiff
Mrs K Blake			Co-opted
Mrs J Smith			Co-opted
Mr A Mills			Co-opted
Revd K M Cross			Ex-officio

The Charity operates under a sealed Scheme of Management dated the 19th of May 1982, and subsequent orders, to maintain and manage six almshouses.

In 2022, the repairs and maintenance programme of work was continued. There were no major items of maintenance and repair, the main work concerning electrical and gas boiler repairs. The annual fire equipment inspection was carried out and out-of-date fire extinguishers were replaced. The gas central heating boilers have been serviced with a Landlord's (Gas Safety) Certificate issued. The residents' own gas appliances were checked by a Gas Safe Registered plumber and all was in order. The residents appear to be very satisfied with the properties and the standard of maintenance and were appreciative of the improvements that were made. During the year the Residents and Trustees held an afternoon tea party to celebrate the end of Covid restrictions and the delayed 75th anniversary of the Almshouses Association.

A surplus of £22,237 was made on the running costs of the Charity during 2022; £15,000 of which was added to investments for the future refurbishment and replacement of assets and the continuation of the repair programme. In addition, a sum of £3,750 was transferred to the Cyclical Maintenance Fund as advised by the Almshouses Association specimen budget. Residents' contributions were increased during the year in line with inflation to cover the increasing costs of future repairs and maintenance. The combined assets of the Charities showed an increase in value of £18,375 to £1,404,604 mainly due to the additional investments made and the surplus retained in the bank account.

The Trustees approved the report and ratified the accounts at their meeting held on 23rd January 2023.



Andrew Gerald Deeks
Clerk to the Trustees.

UNITED CHARITIES IN THE PARISH OF ALCESTER

WILLIAM SMALLWOOD ALMSHOUSE CHARITY Number 810368

Receipts and Payments Account for the Year Ending 31st December 2022

<u>2021</u>	<u>Receipts</u>	<u>2022</u>	<u>2021</u>	<u>Payments</u>	<u>2022</u>
£		£	£		£
4,969.97	Dividends	6,526.20	147.60	Account Examiners Fee	156.00
0.00	Baron Davenport's Charity	0.00	182.00	National Assoc of Almshouses	196.00
26,277.80	Residents Maintenance Charges	27,264.00	1,809.44	Water and Sewerage Charges	2,056.58
6,683.20	Residents Heating Charges	6,792.00	1,357.12	Insurance	1,405.90
0.00	Bank Interest	0.00	78.91	Gas	3,183.28
			276.00	Electricity	516.00
			2,750.00	Clerk's Honorarium	2,350.00
			300.00	Office Allowance & stationery	312.50
			50.00	Postage, Telephone and Travelling etc	866.21
			48.00	Fire Extinguisher Maintenance	48.00
			544.21	Garden Maintenance	1,008.00
			180.00	TV Licence	174.00
			1620.27	Repairs	1,253.68
			720.00	Heating System Maintenance	576.00
			150.95	Christmas Gifts	174.90
				Refurbishment	240.00
			2,315.00	Misc.	78.20
			3,750.00	To Cyclical Maintenance Fund	3,750.00
			21,651.47	Excess of income over expenditure	22,236.95
£ 37,930.97		£ 40,582.20	£ 37,930.97		£ 40,582.20

UNITED CHARITIES IN THE PARISH OF ALCESTER

WILLIAM SMALLWOOD ALMSHOUSE CHARITY Number 810368

CYCLICAL MAINTENANCE FUND 2022

	<u>2021</u>		<u>2022</u>		<u>2021</u>		<u>2022</u>
	£	<u>Receipts</u>	£		£	<u>Payments</u>	£
	0.00	Bank Interest	0.00		0.00		0.00
	3,750.00	From General Account	3,750.00		3,750.00	Excess of Income over Expenditure	3,750.00
	<u>£ 3,750.00</u>				<u>£ 3,750.00</u>		<u>£ 3,750.00</u>

Statement of Assets and Liabilities as at 31st December 2022

ASSETS

Bank current account	39,281.22	Accumulated fund bought forward	1,386,228.75
Bank deposit account	0.00	Excess of income over expenditure for the year:	
COIF 516510001T 1170.09 Income Units in the Charities Official Investment Fund valued at £18.1749 per unit	21,266.27	General fund	22,236.95
M&G Alms BNH 22463.39 Income Shares in the National Association of Almshouses Common Investment Fund valued at £0.8831	19,837.42	Cyclical maintenance fund increase	3,750.00
M&G Recoupment 62985.351 Income Shares in the National Association of Almshouses Common Investment Fund valued at £0.8831	55,622.36	Unrealised gain/(loss) on valuation of Almshouses	-
M&G ERF 543.719 Acc Shares in the Charifund Multi Asset @ £105.5309	57,379.16	Unrealised gain/(loss) on investments	7,611.32
M&G ERF 69.691 Shares in the Charifund @ £289.4616	20,172.87		
6 Almshouses 1-11 Birmingham Road Alcester (Insurance valuation)	1,186,455.00		
William Smallwood Almshouse Charity	970.01		
Poors Charity	3,620.07		
	<u>£ 1,404,604.38</u>		<u>£ 1,404,604.38</u>

REPRESENTED BY

UNITED CHARITIES IN THE PARISH OF ALCESTER

WILLIAM SMALLWOOD EDUCATIONAL FOUNDATION Number 528712

Receipts and Payments Account for the Year Ending 31st December 2022

	<u>2021</u>		<u>2022</u>		<u>2021</u>		<u>2022</u>
	<u>£</u>		<u>£</u>		<u>£</u>		<u>£</u>
	181.26	Dividends	186.01		25.00	Recharge of admin costs	25.00
		Bank Interest			0.00	Banner for School Hall	339.95
					156.26	Excess of income over expenditure	-178.94
	<u>181.26</u>		<u>186.01</u>		<u>181.26</u>		<u>186.01</u>

Statement of Assets and Liabilities as at 31st December 2022

ASSETS

342.77 Income Shares in the Charities Official Investment Fund valued at
£18.1749 per unit

LIABILITIES

Accumulated funds bought forward	6,258.47
Creditor - general fund	970.01
Excess of income over expenditure	-178.94
Unrealised gain/(loss) on investments	-819.73
	<u>£ 6,229.81</u>

UNITED CHARITIES IN THE PARISH OF ALCESTER

POORS CHARITY Number 211526

Receipts and Payments Account for the Year Ending 31st December 2022

<u>2021</u>	<u>Receipts</u>	<u>2022</u>	<u>2021</u>	<u>Payments</u>	<u>2022</u>
£ 418.75	Dividends	£ 429.75	£ 50.00	Recharge of admin costs	£ 50.00
			368.75	Excess of Income over expenditure	379.75
<u>£ 418.75</u>		<u>£ 429.75</u>	<u>£ 418.75</u>		<u>£ 429.75</u>

Statement of Assets and Liabilities as at 31st December 2022

ASSETS

365.55 Income Shares in the Charities Official Investment Fund valued at
£18.1749 per unit
426.33 Income Shares in the Charities Official Investment Fund valued
£18.1749 at per unit

LIABILITIES

Accumulated funds bought forward 12,286.30
Creditor - general fund 3,620.07
Excess of income over expenditure 379.75
Unrealised gain/(loss) on investments -1,893.78

£ 14,392.34

£ 14,392.34

William Smallwood Almshouse Charity (810368)

Independent examiners report for the year ending 31st December 2022

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is our responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act, and
- to state whether particular matters have come to our attention.

Basis of independent examiner's statement

My examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with our examination, no matter has come to our attention:

1. which gives us reasonable cause to believe that in, any material respect, the requirements:

- to keep accounting records in accordance with section 130 of the Charities Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act

have not been met; or

2. to which, in our opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Vinings Limited
.....

Vinings Limited
Chartered Certified Accountants
Grafton House
Bulls Head Yard
Alcester
Warwickshire
B49 5BX

ALCESTER UNITED ALMSHOUSE CHARITY

England & Wales - Charity number 810368

Accounts

ALCESTER UNITED ALMSHOUSE CHARITY

ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2021

Alcester United Almshouse Charity

Trustees' Annual report for the year ending 31st December 2021.

This Charity is also known as Alcester United Charities which incorporates the Smallwood Educational Charity and the Alcester Pools Charity.

The Charity Number is 8103638.

The financial year begins on the 1st of January and ends on the 31st of December.

The Charity's address is c/o Mr A G Deeks 34 Henley Street Alcester Warwickshire B49 5QY.

The names of the Trustees during the year are:-

Mr D Henderson			High Bailiff
Mrs K Cargill	Chair		Town Council Nominee
Mr K Greenaway		Until 12 th April	Town Council Nominee
Mr T Forman			Town Council Nominee
Mr M Bowe		From 27 th July	Town Council Nominee
Mrs K Blake		From 1 st November	Co-opted
Mrs J Smith		From 1 st February	Co-opted
Mr A Mills			Co-opted
Mrs D Gittus		Until 1 st February	Co-opted
Mrs M Payne		Until 27 th July	Co-opted
Revd K M Cross		From 1 st November	Ex-officio

The Charity operates under a sealed Scheme of Management dated the 19th of May 1982, and subsequent orders, to maintain and manage six almshouses.

In 2021, following the quinquennial inspection of 2020, a repairs and maintenance programme of work was followed. The major items were the external paintwork refurbishment and a complete inspection and circuit board replacement of the electrical installations. In addition some central heating piping was replaced to increase efficiency. The annual fire equipment inspection was carried out and the gas central heating boilers have been serviced with a Landlord's (Gas Safety) Certificate issued. The residents' own gas appliances were checked by a Gas Safe Registered plumber and all was in order. The residents appear to be very satisfied with the properties and the standard of maintenance and were appreciative of the improvements that were made.

A surplus of £6,382 was made on the running costs of the Charity during 2021; £10,000 was added to investments for the future refurbishment and replacement of assets and the continuation of the repair programme. In addition, a sum of £3,750 was transferred to the Cyclical Maintenance Fund as advised by the Almshouses Association specimen budget. Residents' contributions were increased during the year in line with inflation to cover the increasing costs of future repairs and maintenance. The combined assets of the Charities showed an increase in value of £124,654 to £1,386,228, mainly due to a revised valuation of the almshouses (£100,455) and other investments plus the surplus made during the year.

The Trustees approved the report and ratified the accounts at their meeting held on 1st February 2022.



Andrew Gerald Deeks
Clerk to the Trustees.

UNITED CHARITIES IN THE PARISH OF ALCESTER

WILLIAM SMALLWOOD ALMSHOUSE CHARITY Number 810368

CYCLICAL MAINTENANCE FUND 2021

	<u>2020</u>	<u>Receipts</u>	<u>2021</u>	<u>2020</u>	<u>Payments</u>	<u>2021</u>
	£	£	£	£	£	£
	0.00	Bank Interest	0.00	0.00		0.00
	3,750.00	From General Account	3,750.00	3,750.00	Excess of Income over Expenditure	3,750.00
	<u>£ 3,750.00</u>		<u>£ 3,750.00</u>			<u>£ 3,750.00</u>

Statement of Assets and Liabilities as at 31st December 2021

ASSETS

Bank current account	30,993.93
Bank deposit account	0.00
COIF 516510001T 1170.09 Income Units in the Charities Official Investment Fund valued at £20,5664 per unit	24,064.54
M&G Alms BNH 22463.39 Income Shares in the National Association of Almshouses Common Investment Fund valued at £0.9115	20,475.38
M&G Recoupment 62985.351 Income Shares in the National Association of Almshouses Common Investment Fund valued at £0.9115	57,411.15
M&G ERF 543.719 Accumulation Shares in the National Association of Almshouses Common Investment Fund valued at £104.7035 per share	56,929.28
M&G ERF 17.613 Accumulation Shares in the National Association of Almshouses Charifund Fund valued at £290.0458 per share	5,108.58
6 Almshouses 1-11 Birmingham Road Alcester (QQ revaluation 2020)	1,186,455.00
William Smallwood Educational Charity	791.07
Poors Charity	3,999.82
	<u>£ 1,386,228.75</u>

REPRESENTED BY

Accumulated fund bought forward	1,261,575.34
Excess of income over expenditure for the year:	
General fund	6,381.54
Cyclical maintenance fund increase	3,750.00
Unrealised gain/(loss) on valuation of Almshouses	100,455.00
Unrealised gain/(loss) on investments	14,066.87
	<u>£ 1,386,228.75</u>

UNITED CHARITIES IN THE PARISH OF ALCESTER

WILLIAM SMALLWOOD EDUCATIONAL FOUNDATION Number 528712

Receipts and Payments Account for the Year Ending 31st December 2021

<u>2020</u>	<u>2021</u>	<u>2020</u>	<u>2021</u>
£	£	£	£
177.73	181.26	25.00	25.00
Dividends		Recharge of admin costs	
Bank Interest		160.00	0.00
		Donation for St Nicholas pupil OB Course	
		-7.27	156.26
		Excess of income over expenditure	
£ 177.73	£ 181.26		£ 181.26

Statement of Assets and Liabilities as at 31st December 2021

ASSETS

342.77 Income Shares in the Charities Official Investment Fund valued at
£20.5664 per unit

7,049.54

£ 7,049.54

LIABILITIES

Accumulated funds brought forward 5,226.43
 Creditor - general fund 791.07
 Excess of income over expenditure 156.26
 Unrealised gain/(loss) on investments 875.77

£ 7,049.54

UNITED CHARITIES IN THE PARISH OF ALCESTER

POORS CHARITY Number 211526

Receipts and Payments Account for the Year Ending 31st December 2021

<u>2020</u>	<u>Receipts</u>	<u>2021</u>	<u>2020</u>	<u>Payments</u>	<u>2021</u>
£		£	£		£
410.59	Dividends	418.75	50.00	Recharge of admin costs	50.00
			400.00	Expenditure	0.00
			-39.41	Excess of Income over expenditure	368.75
£ 410.59		£ 418.75	£ 410.59		£ 418.75

Statement of Assets and Liabilities as at 31st December 2021

ASSETS

365.55 Income Shares in the Charities Official Investment Fund valued at
 £20.5664 per unit
 426.33 Income Shares in the Charities Official Investment Fund valued
 £20.5664 at per unit

LIABILITIES

7,518.05 Accumulated funds brought forward
 Creditor - general fund
 8,768.07 Excess of income over expenditure
 Unrealised gain/(loss) on investments

	<u>£ 16,286.12</u>
	<u>£ 16,286.12</u>

William Smallwood Almshouse Charity (810368)

Independent examiners report for the year ending 31st December 2021

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act, and
- to state whether particular matters have come to my attention.

Basis of independent examiner's statement

My examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

1. which gives me reasonable cause to believe that in, any material respect, the requirements:

- to keep accounting records in accordance with section 130 of the Charities Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act

have not been met; or

2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Vinings Limited
.....

Vinings Limited
Chartered Certified Accountants
Grafton House
Bulls Head Yard
Alcester
Warwickshire
B49 5BX

ALCESTER UNITED ALMSHOUSE CHARITY

England & Wales - Charity number 810368

Accounts

ALCESTER UNITED ALMSHOUSE CHARITY

ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 2020

Alcester United Almshouse Charity

Trustees' Annual report for the year ending 31st December 2020.

This Charity is also known as Alcester United Charities which incorporates the Smallwood Educational Charity and the Alcester Poores Charity .

The Charity Number is 8103638.

The financial year begins on the 1st of January and ends on the 31st of December.

The Charity's address is c/o Mr A G Deeks 34 Henley Street Alcester Warwickshire B49 5QY.

The names of the Trustees are:-

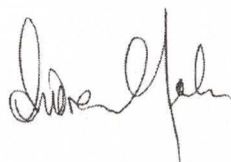
Mr D Henderson		Until 2 nd November	Low Bailiff
Mr P Stephens		Until 2 nd of November	High Bailiff
Mr D Henderson		From 2 nd November	High Bailiff
Mrs K Cargill	Vice-chair	Until 2 nd November	Town Council Nominee
Mrs K Cargill	Chair	From 2 nd November	Town Council Nominee
Mr K Greenaway			Town Council Nominee
Mr T Forman			Town Council Nominee
Mr A Mills			Co-opted
Mrs D Gittus			Co-opted
Mrs M Payne			Co-opted
Revd A M Guthrie	Chair	Until 2 nd November	Ex-officio

The Charity operates under a sealed Scheme of Management dated the 19th of May 1982 and subsequent orders to maintain and manage six Almshouses.

In 2020 only minor repairs and maintenance were undertaken according to need. The Trustees approved a decision to proceed with the Quinquennial inspection which had been postponed from earlier in the year because of Covid-19 restrictions having been delayed already from the previous year. Residents were consulted for their agreement to the inspection taking place under safe distancing and other preventative measures. The results of the inspection were used to form a programme of repair and maintenance work. The annual fire equipment inspection was carried out and the gas central heating boilers have been serviced with a Landlord's (Gas Safety) Certificate issued. The residents' own gas appliances were checked by a Gas Safe Registered plumber and all was in order. The residents appear to be very satisfied with the properties and the standard of maintenance.

A surplus of £21,651 was made on the running costs of the Charity during 2020; £20,000 of this was added to investments for the future refurbishment and replacement of assets and the repair programme expected as a result of the quinquennial inspection's findings. In addition, a sum of £3,750 was transferred to the Cyclical Maintenance Fund as advised by the Almshouses Association specimen budget. Residents' contributions were increased during the year in line with inflation to cover the increasing costs of future repairs and maintenance. The combined assets of the Charities showed an increase in value of £268,865 to £1,261,575, mainly due to a revised valuation of the almshouses (£247,000) and the surplus made during the year.

The Trustees approved the report and ratified the accounts at their meeting held on 1st February 2021.



Andrew Gerald Deeks
Clerk to the Trustees.

UNITED CHARITIES IN THE PARISH OF ALCESTER

WILLIAM SMALLWOOD ALMSHOUSE CHARITY Number 810368

Receipts and Payments Account for the Year Ending 31st December 2020

<u>2019</u> £	<u>Receipts</u>	<u>2020</u> £	<u>Payments</u>	<u>2020</u> £
4,193.44	Dividends	4,969.97	Account Examiners Fee	147.60
25,431.60	Residents Maintenance Charges	26,277.80	National Assoc of Almshouses	182.00
6,357.90	Residents Heating Charges	6,683.20	Water and Sewerage Charges	1,809.44
0.12	Bank Interest	-	Insurance	1,357.12
			Gas	78.91
			Electricity	276.00
			Clerk's Honorarium	2,750.00
			Office Allowance & stationery	300.00
			Postage, Telephone and Travelling etc	50.00
			Fire Extinguisher Maintenance	48.00
			Garden Maintenance	544.21
			TV Licence	180.00
			Repairs	1,670.27
			Heating System Maintenance	720.00
			Christmas Gifts	150.95
			Misc.	2,265.00
			To Cyclical Maintenance Fund	3,750.00
			Excess of income over expenditure	21,651.47
£ 35,983.06		£ 37,930.97		£ 37,930.97

UNITED CHARITIES IN THE PARISH OF ALCESTER

WILLIAM SMALLWOOD ALMSHOUSE CHARITY Number 810368

CYCLICAL MAINTENANCE FUND 2020

	<u>2019</u>		<u>2020</u>		<u>2019</u>		<u>2020</u>
	£	<u>Receipts</u>	£		£	<u>Payments</u>	£
	3,750.00	From General Account	3,750.00		-		-
	-		-	Excess of Income over Expenditure	3,750.00		3,750.00
	<u>£ 3,750.00</u>		<u>£ 3,750.00</u>				<u>£ 3,750.00</u>

£

ASSETS

Bank current account	31,848.15				992,709.95
Bank deposit account	-				21,651.47
COIF 516510001T 1170.09 Income Units in the Charities Official Investment Fund valued at £18.0114 per unit	21,074.96				
M&G Alms BNH 2246339 Income Shares in the National Association of Almshouses Common Investment Fund valued at £0.8362	18,783.89				3,750.00
M&G Recoupment 62985.351 Income Shares in the National Association of Almshouses Common Investment Fund valued at £0.8362	52,668.35				247,000.00
M&G ERF 495.960 Accumulation Shares in the National Association of Almshouses Common Investment Fund valued at £92.5157 per share	45,884.09				3,536.08
6 Almshouses 1-11 Birmingham Road Alcester (QQ revaluation 2020)	1,086,000.00				
William Smallwood Almshouse Charity	947.33				
Poors Charity	4,368.57				
	<u>£ 1,261,575.34</u>				<u>£ 1,261,575.34</u>

REPRESENTED BY

Accumulated fund brought forward
Excess of income over expenditure for the year:
General fund

Cyclical maintenance fund increase
Unrealised gain/(loss) on valuation of Almshouses
Unrealised gain/(loss) on investments

UNITED CHARITIES IN THE PARISH OF ALCESTER

POORS CHARITY Number 211526

Receipts and Payments Account for the Year Ending 31st December 2020

	<u>2019</u>		<u>2020</u>		<u>2019</u>		<u>2020</u>
	£		£		£		£
	402.43	Dividends	410.59		50.00	Recharge of admin costs	50.00
					34.99	Expenditure	400.00
					317.44	Excess of expenditure over income	- 39.41
	<u>402.43</u>		<u>410.59</u>				<u>410.59</u>

Statement of Assets and Liabilities as at 31st December 2020

ASSETS

365.55 Income Shares in the Charities Official Investment Fund valued at
 £18,0114 per unit
 426.33 Income Shares in the Charities Official Investment Fund valued
 £18,0114 at per unit

LIABILITIES

Accumulated funds bought forward
 Creditor - general fund
 Excess of expenditure over income
 Unrealised gain/(loss) on investments

	9,076.34
	4,368.57
	- 39.41
	857.37
	<u>14,262.86</u>

£ 14,262.87

William Smallwood Almshouse Charity (810368)

Independent examiners report for the year ending 31st December 2020

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act,
- to follow the procedures laid down in the general Directions given by the Charity Commission (under section 145(5)(b) of the Charities Act, and
- to state whether particular matters have come to my attention.

Basis of independent examiner's statement

My examination was carried out in accordance with general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from the trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair' view and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

1. which gives me reasonable cause to believe that in, any material respect, the requirements:

- to keep accounting records in accordance with section 130 of the Charities Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act

have not been met; or

2. to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

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Vinings Limited
Chartered Certified Accountants
Grafton House
Bulls Head Yard
Alcester
Warwickshire
B49 5BX