# CITY OF WELLS ALMSHOUSES CIO
## FINANCIAL STATEMENTS

## FOR THE PERIOD ENDED 31 MARCH 2026

**Charity Registration Number 1159162**

# CITY OF WELLS ALMSHOUSES CIO

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## PERIOD ENDED 31 MARCH 2026

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# CITY OF WELLS ALMSHOUSES CIO

## REFERENCE AND ADMINISTRATIVE INFORMATION

## PERIOD ENDED 31 MARCH 2026

| | |
|---|---|
| **Charity name** | City of Wells Almshouses CIO |
| **Registered charity number** | 1159162 |
| **Principle office** | 4 Bubwith Almshouses, Wells, Somerset, BA5 2QE<br>Tel: 01749 675813<br>Email: info@wellsalmshouses.org.uk<br>Website: www.wellsalmshouses.org.uk |

**Board of Trustees**

Mr Stewart Cursley - Chair of Trustees (resigned as Chair in October 2025)
Mr John Whittaker - Chair of Trustees (appointed in October 2025)
Mrs Sarah Powell - Deputy Chair of Trustees (resigned as Deputy Chair in September 2025)
The Very Reverend Toby Wright - ex-officio (Dean of Wells Cathedral)
Mrs Jasmine Brown (resigned May 2025)
Mr Louis Agabani - ex-officio (Mayor of Wells) (Appointed May 2025, resigned May 2026)
Mrs Stella Ainsworth (Resident Trustee)
Mrs Lynda Armstrong
Mr Mark Bide
Cllr Denise Denis – ex-officio (Mayor of Wells) (Appointed May 2026)
Mr James Fane-Gladwin (Resident Trustee)
The Revd Canon Jonathan Lloyd
Mrs Wendy Ray (Appointed April 2025)
Ms Jenny Rust
Mr Mark Shelton
Mr Philip Welch

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|---|---|
| **Chief Executive** | Mrs Michelle Thomas |
| **Finance Officer & Secretary** | Mr Patrick McMahon (resigned in October 2025) |
| **Scheme Manager** | Mrs Caroline Tollworthy |
| **Administrative Officer** | Ms Jennie Walmsley (appointed February 2026) |

| | |
|---|---|
| **Bankers** | National Westminster Bank plc,<br>7 High Street, Wells, Somerset, BA5 2AD |
| **Investment Advisors** | CCLA Investment Management Ltd,<br>One Angel Lane, London, EC4R 3AB |
| **Solicitors** | Tozers plc,<br>Broadwalk House, Southernhay West, Exeter, Devon EX1 1UA |

# CITY OF WELLS ALMSHOUSES CIO

## REPORT OF THE BOARD OF TRUSTEES

## PERIOD ENDED 31 MARCH 2026

The trustees present their annual report and financial statements for the period ended 31 March 2026.

### CHARITY DOCUMENT

The CIO is registered with the Charity Commission (1159162) and acts as sole corporate trustee of the City of Wells Almshouses (1040554).

### ORGANISATIONAL STRUCTURE AND DECISION MAKING

The organisation and running of City of Wells Almshouses CIO is the responsibility of the Trustees.

### CHARITY OBJECTIVES

The objects of the CIO are:

1. The provision of housing for persons who are in need, hardship or distress who are resident in the area of benefit
2. Such charitable purpose beneficial to the beneficiaries or a sufficient section of them as the charity trustees decide

The City of Wells Almshouses is a registered provider of social housing with the Regulator of Social Housing (number A4055) and is an unincorporated charitable trust registered with the Charity Commission (number 1040554).

As a registered provider of social housing, the City of Wells Almshouses has undertaken an assessment of its compliance with the Governance and Financial Viability Standard, and the Trustees certify that they were compliant with the Standard during the course of the year and up until the date these accounts have been signed.

The City of Wells Almshouses has one corporate trustee - the City of Wells Charitable Incorporated Organisation (CIO), registered with the Charity Commission (number 1159162), which in turn has a Board of Trustees, and it is they who administer the unincorporated trust.

### ACTIVITIES, ACHIEVEMENTS AND PERFORMANCE

In the period, the CIO was dormant.

### THE CIO BOARD

The CIO board may comprise of:

- Two ex-officio members - The Mayor of the City of Wells and the Dean of Wells Cathedral
- Four nominated trustees - two from the City Council and two from the Chapter of the Cathedral
- Up to eight appointed trustees.

Trustees appointed by the Charity are recruited by a formal application and interview process. There are currently 14 Trustees which is the maximum number permitted. As part of its commitment to resident involvement at all levels the CIO constitution also allows for up to two Resident Trustees to join the Board. There are currently two residents who serve as trustees.

## FINANCIAL REVIEW

In the year the charity received total income of £nil. Expenditure for the year totalled £nil. At the year-end cash at bank and in hand was £nil. Total funds were £nil.

# NORTH BRISTOL AND SOUTH GLOUCESTERSHIRE FOODBANK CIO

## REPORT OF THE BOARD OF TRUSTEES

## PERIOD ENDED 31 MARCH 2022

### STATEMENT OF TRUSTEES' RESPONSIBILITIES

The trustees are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards including Financial Reporting Standard 102: The Financial Reporting Standard applicable in the UK and Republic of Ireland (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England & Wales requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the income and expenditure of the charity for that period. In preparing these financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charities SORP;
- make judgments and accounting estimates that are reasonable and prudent;
- state whether applicable UK Accounting Standards have been followed, subject to any material departures disclosed and explained in the financial statements; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping sufficient accounting records that disclose with reasonable accuracy at any time the financial position of the charity and enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts and Reports) Regulations 2008 and the provisions of the constitution. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

On behalf of the Trustees

Mark Bide

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Mark Bide
Trustee

4 September 2026

# CITY OF WELLS ALMSHOUSES CIO

## YEAR ENDED 31 MARCH 2026

## RECEIPTS AND PAYMENTS ACCOUNTS

| | Total Funds 2026 |
|---|---|
| **RECEIPTS** | **£** |
| Income | - |
| **TOTAL RECEIPTS** | - |
| **PAYMENTS** | |
| Payments | - |
| **TOTAL PAYMENTS** | - |
| **NET RECEIPTS/(PAYMENTS)** | - |
| Cash funds at 1 April 2025 | - |
| **Cash funds 31 March 2026** | - |

## CITY OF WELLS ALMSHOUSES CIO

### AS AT 31 MARCH 2026

### STATEMENT OF ASSETS AND LIABILITIES

| | Total Funds 2026 £ |
|---|---|
| **Cash funds** | |
| Current account | - |
| | **£** |
| **Total cash fund balances at 31 March 2026** | - |

Signed on behalf of the trustees on 4 September 2026 by:

Mark Bide

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Mark Bide
Trustee

**Charity number: 1159162**