Annual Clerks report 2025

No major projects have been undertaken during 2025 following the installation of the upgraded sewage treatment plant in December 2024, the final invoice is included within the 2025 accounts. Ongoing work to improve the gardens is continuing with the addition of topsoil early in the year to improve the dominantly clay soil, together with work on the fences and hedges as well as canopy reduction on some of the trees. There are still some issues with damp around the chimney in number 3 and we are considering removal of the chimney breast but would prefer to do this once the property becomes vacant. We were sorry to see the departure of out Clerk Heidi in October, but welcomed Lisa as our new Clerk.

There have been some health issues with some of the beneficiaries, including a couple of falls, some memory problems and hospital visits. The trustees do not have any immediate concerns about the ability of the beneficiaries to look after themselves but will keep a watching brief on all residents. Anne in particular raised some concerns in 2024, but she continues to get support from her family and has been in generally good health throughout the year, although she has had some memory issues. Gill had a chest problem but was prescribed new medication which appears to be working well, although she continued to have sleeping issues and there was some concern that she was not taking her medication correctly. She was not receptive to the offer of support. Julia is in generally good health but is concerned about the damp issue, we understand that Fred is considering a move to a home closer to his relatives, so if that is confirmed it may be an appropriate time to suggest that Julia moves to No 4 whilst we address the damp issues. Fred remains in good health but has asked to reduce the amount of gardening he does in the communal areas, we appointed a new gardener to take over this responsibility.

Maintenance

Following the extensive maintenance carried out in 2024, we have not commenced any more major works this year, but have plans to carry out additional work in 2026, including:

1. The removal of the cavity wall insulation as it has been suggested that this may be contributing to the damp issues.
2. The installation of additional parking spaces in front of the properties due to increasing number of beneficiaries with transport

Routine maintenance and emergency repairs were carried out as required.

Finance

Income from the maintenance charges for 2025 was £21,950, events and miscellaneous income was £100, with the M&G share distributions contributing £246.12. The total income was therefore £22,296.12. There were no outstanding debts on the maintenance charge account. The deposit account has now been converted to a notice account, so interest is added automatically, the distribution amounts from the M&G Income units were paid into the current account.

Expenditure for 2025 was £26,681.73 (excluding the £10,000 transferred to the Notice account), representing a deficit of £4,385.61. This deficit was largely due to the final payment for the sewage treatment plant in January. The breakdown of expenses was:

- Buildings Maintenance £1,188.00. This was mainly small items due to breakages or failures.
- Grounds and Sewerage Maintenance £19,431.03. The largest expenditure was the final payment for the sewage treatment plant.
- Administration £4,834.00. This was mainly the Clerk's Honorarium.
- General Expenditure was £1,228.70. This was for insurance, subscriptions to the Almshouse Association and Miscellaneous expenses.

Total cash and investment assets on the 31st of December 2025 were £136,949.69

The maintenance charge was increased in 2023 and allowance for the anticipated upgrades was included in this change. The cash and investment assets increased during the year, so no further increases were deemed necessary during 2025.

The average return on the M&G accounts in 2025 was just over 7%

No changes in the maintenance charge or investment strategy are recommended.

Camilla Read

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Camilla Read

Chair of Trustees

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Rhoderick Powell

Trustee and Treasurer

Dated: 14/09/2026

The Wyndham Cottle Almshouses

Charity Registration Number 1186009

Accounts for the year ended 31 December 2025

STATEMENT OF FINANCIAL ACTIVITIES	2025 General Funds	2025 Restricted Funds	2025 Total	2024 Total
Incoming Resources				
General Income				
Donations	£ -	£ -	£ -	£ -
Gift Aid	£ -	£ -	£ -	£ -
Residents monthly maintenance charges	£ 21,950	£ -	£ 21,950	£ 22,318
Events and Misc income	£ 100	£ -	£ 100	£ 172
Grants	£ -	£ -	£ -	£ -
Income from Investments				
Interest on NatWest Notice account		£ -	£ -	£ 1,326
Distribution from M&G Income Units	£ 246	£ -	£ 246	£ 235
Total Incoming Resources	**£ 22,296**	**£ -**	**£ 22,296**	**£ 24,051**
Change in available Funds over the year.				
Transfers from NatWest Notice account	£ -	£ -	£ -	£ -
Transfers from M&G Income Units	£ -	£ -	£ -	£ -
Transfers from M&G Accumulation Units	£ -	£ -	£ -	£ 20,000
Resources Expended				
Building Maintenance Expenses				
Buildings Maintenance	£ 1,188	£ -	£ 1,188	£ 23,723
Grounds and Sewerage Maintenance	£ 19,431	£ -	£ 19,431	£ 3,658
Professional Services and Reports	£ -	£ -		
General Costs				
Administration	£ 4,834	£ -	£ 4,834	£ 3,178
General Operational Costs	£ 1,229	£ -	£ 1,229	£ 225
Total Resources expended	**£ 26,682**	**£ -**	**£ 26,682**	**£ 30,784**
(Deficit)/Surplus of Income over expenditure	-£ 4,386	£ -	-£ 4,386	-£ 6,733
Change in available Funds over the year.				
Transfers to NatWest Notice account (include interest)	£ 10,000	£ -	£ 10,000	£ 1,326
Transfers to M&G Income Units	£ -	£ -	£ -	£ -
Transfers to M&G Accumulation Units	£ -	£ -	£ -	£ -

The Wyndham Cottle Almshouses

Charity Registration Number 1186009

Accounts for the year ended 31 December 2025

BALANCE SHEET at 31 December 2025	2025			2024
Current Assets	**General Funds**	**Restricted Funds**	**Total**	**Total**
Bank Accounts				
NatWest Current Account (Account opened Feb 2021)	£ 16,440	£ -	£ 16,440	£ 30,826
NatWest Liquidity Manager Account (opened Feb 2021)	£ 53,687	£ -	£ 53,687	£ 40,202
Investments				
M&G Accumulation units (a/c 0024002485)	£ 60,833	£ -	£ 60,833	£ 52,261
M&G Income units (a/c 0024002484)	£ 5,989	£ -	£ 5,989	£ 5,376
Total Current Assets	£136,950	£ -	£136,950	£128,665

These accounts were approved by the Trustees on 14/09/2026

Mrs C Read
Trustee and Chairman of the Trustees

and

Mr R Powell
Treasurer and Trustee