CHARITY REGISTRATION NUMBER: 200110

William Barringer Charity

Unaudited Financial Statements

31 December 2025

William Barringer Charity

Financial Statements

Year ended 31 December 2025

	Page
Trustees' annual report	1
Independent examiner's report to the trustees	4
Receipts and payments account	5
Statement of assets and liabilities	6
Notes to the financial statements	7

William Barringer Charity

Trustees' Annual Report

Year ended 31 December 2025

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

Reference and administrative details

Registered charity name	William Barringer Charity
Charity registration number	200110
Principal office	Meeting Farm, West End, Stevington, Bedford, MK43 7QU

The trustees

Mr Keith Parkinson	Acting/Joint Chair Person
Mrs Helen Prentice	Treasurer, Acting/Joint Chair Person
Mrs Heather Eadie	
Mrs Janet Day	Representative of Stevington PC
Mr Richard Galley	(Appointed May 2026)

Independent examiner

Theresa-Anne Warren FCA
8 The Old Yard
Lodge Farm Business Centre
Wolverton Road
Castlethorpe
Milton Keynes
MK19 7ES

Structure, governance and management

Brief History

The Almshouses were created from the 1632 Will of William Barringer. He was born in Stevington and had land in the village. He left the residue of his estate for "the building and making of.... almshouses for poor men." They were first built in 1634. The first recording of the charity itself was in 1641, when the Vicar of Stevington and others sought to ensure that the almshouses were run as intended by William Barringer and not for profit of the executors of his will. The defendants were ordered to hand over the house and £400 to the claimants, who in 1651 then used the money to buy land at Crowlands in Pavenham to support the almshouses and the poor people in them.

Both the almshouses and the land continue to be beneficially owned by the charity and administered as originally intended. In 1836 the then Vicar of Stevington and others created a more legal footing and during the 19th century various deeds and agreements were created to administer the charity, culminating in the 1911 Deed still in existence today. In 1841 the almshouses were rebuilt, on their original foundations, keeping the original stone window mullions and the dormer windows, using the existing materials where ever possible. Gradually during the latter half of the 20th century the almshouses have had kitchens and bathrooms added behind the old houses, and central heating to improve the quality of life for the beneficial residents.

Governing document

The unincorporated charity, with charity reference number 200110, is governed by the latest Trust Deed dated 24 January 1911 and registered with the Charity Commission on 19 January 1970. It is administered by the Trustees in accordance with its Administration Rules, as updated in 2015.

Trustees
In accordance with the Administration Rules, the board of trustees shall consist of 6 members, as follows:

- One Ex-Officio Trustee, to be the Vicar of St Mary's, Stevington *(position currently vacant)*
- One Nominated Trustee, to be appointed by the Stevington Parish Council
- Four Co-opted Trustees

With exception of the Ex-Officio Trustee position, the trustees shall generally remain in office for a term of 3 years.

We are very pleased to have welcomed Richard Galley as a new trustee in May 2026. New trustees are provided with copies of the governing document and rules of the charity, together with most recently completed accounts and the Residents Regulations. They are directed to the Charity Commission guidance available online in regard to their obligations and duties as Trustees.

Objectives and activities

The purpose of the Charity is to provide Almshouses for those in need who have a direct connection with Stevington. The Charity owns five freehold cottages in Park Road, Stevington, together with 26 acres of land at Pavenham which at present forms part of the Pavenham Golf Course. Properties are kept in good repair and routine management is dealt with by the trustees.

The trustees have complied with their duty to have due regard to the guidance, published by The Charity Commission (specifically PB2), on public benefit in exercising their powers or duties.

Achievements and performance

During 2025 there have been no changes to our Beneficiaries, we are delighted that all had remained with us. However, in March 2026 one of the Beneficiaries decided she would return to Hemel Hempstead to help look after her grandson. We were very sorry to see her go and wish her well. We are also very sad to have recently lost another of our Beneficiaries who has suddenly died.

Weekly contributions were increased with effect from 1st January 2025, up from £60 per week to £65 per week, having not increased them since the Autumn of 2017. The weekly contributions will continue to be reviewed annually. It was decided not to raise them in 2026, to help the Beneficiaries at a time of increases in many household costs.

During 2025 there continued to be ongoing general repairs to all premises, coupled with the addition of a new shower to one property.

The trustees decided that in 2026 they would repair the serious damage from old age and use of cement, to the masonry and brickwork. It was also decided to gradually modernise the Kitchens and Bathrooms in the 5 almshouses, with the work to be spread over 2 years. This would result in more space for White goods, and modern facilities.

During 2025 the Trustees reviewed and approved all the William Barringer Policies and added new ones recommended by the Almshouse Association.

Financial review

During the year the charity received total income of £29,092 (2024: £56,124). There was no drawdown from the M&G investment portfolio required this year (2024: £30,000), and therefore the income is principally derived from resident contributions and rent from land held at Pavenham.

Expenditure for the year, before transfers to the investment fund account, totalled £10,196 (2024: £60,549)

The charity further transferred £375 (2024: £10,375) to its investment fund account.

Net increase to bank and cash balances held was £18,521 (2024: decrease £14,800) to leave closing cash balances of £26,627 (2024: £8,106)

The value of the invested funds in M&G Charity Multi Asset Fund (CMAF) ended the year in a buoyant position and stood at £395,112 (2024: £339,079)

Plans for future periods

The trustees had a very positive meeting with the Beneficiaries in November 2025. In particular they discussed the future plans for the building upkeep and the grounds, and the proposed modernisation of the kitchens and bathrooms. These meetings are very much a positive two-way flow of information, ideas and concerns.

The trustees' annual report was approved on 23.10.26 and signed on behalf of the board of trustees by:

Janet Day

Mrs J Day
Trustee

Helen Prentice.

Mrs H Prentice
Trustee

William Barringer Charity

Independent Examiner's Report to the Trustees of William Barringer Charity

Year ended 31 December 2025

I report to the trustees on my examination of the financial statements of William Barringer Charity ('the charity') for the year ended 31 December 2025.

Responsibilities and basis of report

As the trustees of the charity you are responsible for the preparation of the financial statements in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's financial statements 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.

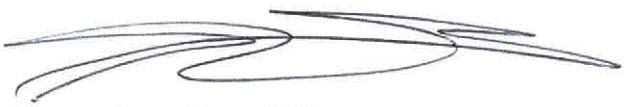
Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or

2. the financial statements do not accord with those records; or

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.



Theresa-Anne Warren FCA
Independent Examiner

8 The Old Yard
Lodge Farm Business Centre
Wolverton Road
Castlethorpe
Milton Keynes
MK19 7ES

21 October 2026

William Barringer Charity

Receipts and Payments Account

Year ended 31 December 2025

	Note	2025 Total funds (Unrestricted) £	2024 Total funds (Unrestricted) £
RECEIPTS			
Charitable activities	2	28,981	26,113
Dividend income		11	11
Other income		100	-
Proceeds on sale of investments		-	30,000
Total income		29,092	56,124
PAYMENTS			
Expenditure on charitable activities	3	10,196	60,549
Other expenditure	4	375	10,375
Total expenditure		10,571	70,924
Net income/(expenditure)		18,521	(14,800)
Reconciliation of bank and cash balances			
Bank and cash balance brought forward		8,106	22,906
Bank and cash balance carried forward		26,627	8,106

The statement of financial activities includes all gains and losses recognised in the year.
All income and expenditure derive from continuing activities.

The notes on pages 7 to 8 form part of these financial statements.

William Barringer Charity

Statement of Assets and Liabilities

31 December 2025

	Note	2025 £	2024 £
Fixed assets			
Tangible fixed assets	5	-	-
Investments	6	99,171	98,796
		99,171	98,796
Current assets			
Cash at bank and in hand		26,627	8,106
Net current assets		26,627	8,106
Total assets less current liabilities		125,798	106,902
Funds of the charity			
Unrestricted funds		125,798	106,902
Total charity funds		125,798	106,902

These financial statements were approved by the board of trustees and authorised for issue on 23-10-26, and are signed on behalf of the board by:

Janet Day

Mrs J Day
Trustee

Helen Prentice

Mrs H Prentice
Trustee

The notes on pages 7 to 8 form part of these financial statements.

1. General information

The charity is a public benefit entity and a registered charity in England and Wales and is unincorporated. The address of the principal office is Meeting Farm, West End, Stevington, Bedfordshire, MK43 7QU.

2. Charitable activities

	Total Funds 2025	Total Funds 2024
All Unrestricted Funds	£	£
Contributions from Residential Beneficiaries	16,948	14,080
Income from Rent of Land	12,033	12,033
	28,981	26,113

3. Expenditure on charitable activities

	Total Funds 2025	Total Funds 2024
All Unrestricted Funds	£	£
Insurances	1,810	1,724
Utilities	1,145	1,817
Premises and garden upkeep	2,843	2,331
Building repairs and maintenance:		
- Regular expenditure	2,605	2,872
- Major Works	-	50,148
National Association for Almshouses	283	277
Administration and sundry costs	269	271
Courses	-	210
Secretarial services	701	899
Independent examination services	540	-
	10,196	60,549

4. Other expenditure

	Total Funds 2025	Total Funds 2024
All Unrestricted Funds	£	£
Addition to CMAF investment fund	375	10,375

5. Tangible fixed assets

As outlined on page 1 of the Trustees report, the charity owns 5 almshouses at Stevington and 26 acres of land at Pavenham, which were created and bequeathed to the charity under the terms of the will of William Barringer in 1632. The properties are consequently carried at nil cost and no formal valuation of the assets has been carried out.

6. Investments

	Listed investments £
Cost or valuation	
At 1 January 2025	98,796
Additions	375
Disposals	-
At 31 December 2025	99,171
Carrying amount	
At 31 December 2025	99,171
At 31 December 2024	98,796

The above investments are all held in the M&G Charity Multi Asset Fund and are shown at cost. As at 31 December 2025 the investments had a market value of £359,112 (2024: £339,079).