Charity No: 201068
RSL No: A2481

ANGIERS ALMSHOUSE CHARITY
TRUSTEES' REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2026

ANGIERS ALMSHOUSE CHARITY

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ANGIERS ALMSHOUSE CHARITY

Report of the Trustees
For the year ended 31 March 2026

The Trustees present their report together with the financial statements for the year ended 31 March 2026. The financial statements have been prepared in accordance with the accounting policies set out in note 1 and relevant regulatory and legal requirements.

Reference and administrative information

Trustees who served during the year were:

Nominative Trustees	Mrs P Hayton (chair) (resigned as chair 9 February 2026) Mrs E Unsworth (appointed as chair 9 February 2026) Mr B Tyrrell Mr R Hogg Miss E Carter Mrs C Sandall Ms G Crask (appointed 9 February 2026) (resigned 16 March 2026)
Co-optative Trustees	Mrs T Harrison Mr V Kerrigan Mr J Winters Mr P Smith (resigned 7 July 2025) Rev S Nesbitt Mr M Beard (appointed 9 February 2026)
Charity Number	201068
Register of Social Housing Number	A2481
Charity Offices	8A Castle Street Wallingford Oxfordshire OX10 8DL
Independent Examiner	Holy Brook Accountants Fora, Thames Tower Station Road Reading Berkshire RG1 1LX

ANGIERS ALMSHOUSE CHARITY

Report of the Trustees
For the year ended 31 March 2026

History and objectives

When John Angier died in 1680 he left £850 in trust to buy land on which to build an almshouse for six poor widows or widowers in Wallingford. In later years various gifts and legacies were made towards the upkeep of the almshouse. More recently, major modernisation and refurbishment was carried out in the 1980s. The standard of the almshouse and residents' accommodation is kept under regular review.

The charity was created by the amalgamation of several small charities by order of the Charity Commission and is governed by a scheme of amalgamation dated 22 February 1985. It is registered with the Charity Commission number 201068 and Register of Social Housing No. A2481. It is unincorporated.

Angiers Almshouse Charity owns the grade II listed property entitled "The Almshouse" in Wallingford which it maintains and administers. It is registered in the name of the Official Custodian for Charities. The Almshouse is used for the accommodation of persons who have resided in or have strong links with Wallingford. The object of the charity is to maintain the property for the benefit of the residents who live there. To be accepted residents have to demonstrate a financial need and their ability to live independently.

Structure, governance and management

The charity is managed by up to 13 trustees, of which seven are appointed by (but not necessarily members of) Wallingford Town Council and the remaining six, who should have special knowledge of Wallingford, are appointed by the trustees. Trustees receive no remuneration or other personal benefits and no transactions have taken place during the year in which any of the trustees have a financial interest.

There are trustee vacancies and the process for recruiting new trustees has started. The trustees always try to appoint a broad range of trustees, adverts will be placed throughout the town and the trustees are in the process of deciding what skills, experience and expertise would best assist the Trust in future.
All potential trustees will be interviewed and, those selected, will be approved by the trustees as a whole.

The trustees are responsible for applying the income of the charity for the benefit of the six residents of the almshouse, the repair and maintenance of the building and the control of the finances of the charity to enable it to achieve its objectives.

The residents are charged a weekly maintenance contribution which is used towards the cost of maintaining the almshouse and essential services, including the administration of the charity.

All policies and major decisions are formally approved by the trustees who normally meet quarterly. The trustees confirm that they have had due regard for public benefit guidance published by the Charity Commission. The charity's objective of provision of almshouse accommodation for those in need in the vicinity of Wallingford is such a public benefit.

Achievements and performance

The charity is in the process of reviewing all procedures and documenting the principal policies involved in managing its objectives. A website has been published - angiers.org.uk - and all approved policies are available.

Financial review

The charity's income for the year of £33,315 (2025 £31,169) comprised maintenance contributions from residents of the almshouse of £27,720 plus dividends and interest income of £5,595. Expenditure on the repair and maintenance of the almshouse amounted to £13,988 and a further £4,935 was spent on other direct expenses. The cost of administration of the charity was £3,398. This gave rise to a surplus for the year of £10,944 (2025 £12,864) which has been added to the general fund.

Report of the Trustees
For the year ended 31 March 2026

The trustees have set aside an amount as an Extraordinary Repair Fund to provide for possible major repairs to the almshouse. Certain investments have been designated for this purpose and the income arising is added to the investments rather than being spent on other matters. The trustees have set the reserves policy on the basis that the value of these investments provides a satisfactory means for quantifying the fund, although this will be kept under review each year. The present amount of the fund is £141,938. We are currently obtaining quotes for work on the roof which could be up to £50,000.

The trustees have decided to keep funds of approximately £100,000 available for easy access, mainly in interest bearing bank deposit accounts, to cover normal expenditure needs and to make some allowance for unexpected costs. Additional sums are invested in funds approved for charities. This is in line with our reserves policy.

Investments increased in value by £20,951 of which £19,865 was added to the Extraordinary Repair Fund and the balance of £1,086 was transferred to the general fund.

The trustees consider that the unrestricted funds of the charity at 31 March 2026 of £293,629 were satisfactory and enable it to continue to meet its objectives.

The trustees have changed the accounting policy for grants received to provide for expenditure on fixed assets. This is to bring it into line with recommended accounting principles.

A Housing Association Grant of £149,747 was received when improvement work was carried out on the almshouse in the 1980s. In previous years' accounts this was deducted from the cost of the work carried out and disclosed in the notes to the accounts. Under the new treatment the fixed assets – the expenditure on the improvements – are shown in the balance sheet at their full cost of £157,976 and the grant received is shown as part of the charity's funds. This has been designated as a restricted fund as it is not freely available because it was expended on the relevant assets.

Risk management
The trustees are in the process of carrying out a detailed assessment of all major risks affecting the charity and its operations. This is due for completion in 2026.

The trustees already have in place procedures for fire risk. The health and safety assessment has now been completed and has been published.

The charity obtains a professional report every five years into the state of repair of the almshouse building internally and externally and it follows the recommendations for repairs and remedial work on a systematic basis. The trustees frequently view the state of the building and the individual almshouses themselves and ensure, as far as possible, that it is maintained to a high standard.

The finances of the charity are closely monitored by the trustees, including review of investment performance, maximisation of interest income and internal controls over expenditure. Reserves and easily accessible funds are considered to provide sufficient resources in the event of adverse conditions.

Approval
This report was approved by the trustees on 12/10/26 and signed on their behalf by:

.....
Trustee

.....
Trustee

CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A Independent Examiner's Report

Report to the trustees	ANGIERS ALMSHOUSE CHARITY		
On accounts for the year ended	31st March 2026	**Charity no**	**201068**
Set out on pages	1-3		

Responsibilities and basis of report

I report to the trustees on my examination of the accounts of the above charity ("the charity") for the year ended 31st March 2026.

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

Regulation 8(5) of the Charities (Accounts and Reports) Regulations 2008 ("the 2008 Regulations") provides that where accounts are prepared on an accruals basis the accounts must be 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)' ("the Charities SORP").

I confirm that no matters have come to my attention in connection with the examination giving me reasonable 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 2011 Act; or

2. the accounts do not accord with those records; or

3. except for the matter of concern noted above, the accounts:

(a) do not comply with the applicable requirements concerning the form and content of accounts set out in the 2008 Regulations 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; and

(b) have not been prepared in accordance with the Charities SORP.

Signed:		**Date:**	15th October 2026
Name:	Rachel Eden		
Relevant professional qualification	FCMA (Fellow of the Chartered Institute of Management Accountants		
Address:	Thames Tower, Station Road		
	Reading, RG1 1LX		

ANGIERS ALMSHOUSE CHARITY

Statement of Financial Activities
For the year ended 31 March 2026

	Notes	2026 £	2025 £
Incoming resources			
From charitable activities:			
Maintenance contributions		27,720	27,000
From generated funds:			
Dividends and interest	2	5,595	4,169
		33,315	31,169
Resources expended			
Charitable activities	3	18,923	16,608
Administrative expenses	4	3,398	1,697
		22,321	18,305
Net income before gains/(losses) from investments		10,994	12,864
Unrealised investment gains/(losses)		20,951	8,144
Net movement in funds for the year		31,945	21,008
Total funds brought forward		261,684	240,676
Total funds carried forward		293,629	261,684

Approved by the Trustees on 12/10/26 and signed on their behalf by:

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Trustee

.....
Trustee

ANGIERS ALMSHOUSE CHARITY

Balance Sheet
As at 31 March 2026

	Notes	£	2026 £	£	2025 £
Fixed assets					
Almshouse property	5		157,976		157,976
Investments - Extraordinary Repair Fund	6		141,938		122,073
Investments - General	6		10,800		9,714
			310,714		289,763
Current assets					
Debtors	7	1,484		1,742	
Cash at bank	8	131,538		119,926	
		133,022		121,668	
Current liabilities					
Creditors		360		-	
Net current assets			132,662		121,668
Net assets			443,376		411,431
Represented by					
Unrestricted funds	11		293,629		261,684
Restricted income funds	12		149,747		149,747
Total funds			443,376		411,431

Approved by the Trustees on 12/10/26 and signed on their behalf by:

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Trustee

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Trustee

1.1 Accounting policies

Basis of preparation

The financial statements have been prepared under the historical cost convention with the exception of investments which are included at market value. The financial statements have been prepared in accordance with the Statement of Recommended Practice: Accounting and Reporting by Charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) issued in October 2019, the Charities Act 2011, the Statement of Recommended Practice: Accounting by Registered Social Landlords, issued in May 2005 and the Accounting Requirements for Registered Social Landlords General Determination 2006.

The trustees consider that there are no material uncertainties about the charity's ability to continue as a going concern.

Income

Maintenance contributions from residents, dividends and interest are included in the Statement of Financial Activities when they are receivable.

Grants received

Grants received specifically to provide fixed assets are accounted for as income in the Statement of Financial Activities when they are received.

Expenditure

Expenditure on the almshouse and administrative expenses are included on an accruals basis.

Angiers Almshouse Charity is not registered for Value Added Tax. Where applicable, expenditure is shown inclusive of VAT.

Almshouse property

Angiers Almshouse in Wallingford, Oxfordshire was constructed in the seventeenth century and there is no record of the original cost and no value is attributed thereto. The book value shown comprises the cost of improvements carried out since 1981. A Housing Association Grant of £149,747 received in respect of the improvement works may be repayable in certain circumstances, primarily if the almshouse is sold.

There is no charge for depreciation as the property is maintained in a satisfactory state of repair such that its value is in excess of book value.

Investments

Investments are included at market value. Gains or losses on revaluation are shown in the Statement of Financial Activities as unrealised gains or losses.

Fund accounting

The trustees have designated an Extraordinary Repair Fund for the extraordinary repair, improvement or rebuilding of the almshouse building. Although designated these funds remain unrestricted funds.

Restricted income funds

The restricted income fund is the amount of a Housing Association Grant received in connection with expenditure on improvements to the almshouse property. This fund is not freely available because the funds were spent on the specified fixed assets.

1.2 Change of accounting policy

A Housing Association Grant of £149,747 was received in respect of the expenditure of £157,976 on improvements to the almshouse building in the 1980s. In previous years this grant was deducted from the cost of the improvement work. This treatment was incorrect in respect of the Charities SORP and this has now been corrected. The amount of the Housing Association Grant received has now been treated as income in the year when it was received.
This has the effect of:

(a) Increasing the carrying value of fixed assets shown in the balance sheet from £8,229 to £157,976 and
(b) Increasing funds by £149,747 by creating a new restricted income fund.

Amounts shown for the previous accounting period (2025) have also been corrected by the same amounts so that both years are shown on the same basis.

2. Dividends and interest receivable

	2026	2025
	£	£
Dividends	449	422
Interest receivable	5,146	3,747
	5,595	4,169

3. Expenditure on charitable activities

	2026	2025
	£	£
Expenditure on almshouse		
Insurance	2,315	1,957
Electricity and gas	1,689	666
Water	931	506
Repairs and maintenance	13,988	13,479
	18,923	16,608

4. Other expenditure

	2026	2025
	£	£
Administration	3,038	1,697
Independent examiner's fee	360	-
Trustees' emoluments	-	-
Staff costs	-	-
	3,398	1,697

Angiers Almshouse Charity is a registered charity and is, therefore, exempt from taxation on its income and capital gains.

5. Fixed assets - almshouse property

	£
Cost of improvements:	
As at 1 April 2025 and 31 March 2026	157,976

6. Investments

Extraordinary Repair Fund	2026 £	2025 £
Market value at beginning of the year	122,073	114,150
Increase/(decrease) in market value	19,865	7,923
Market value at the end of the year	141,938	122,073
996 National Association of Almshouses Investment Fund Accumulation Shares	141,938	122,073
General investments		
Market value at beginning of the year	9,714	9,493
Increase/(decrease) in market value	1,086	221
Market value at the end of the year	10,800	9,714
10,301 National Association of Almshouses Investment Fund Income Shares	10,676	9,588
88.39 BlackRock Charities UK Bond Fund A Income Shares	124	126
	10,800	9,714

7. Debtors

	2026 £	2025 £
Weekly maintenance contribution due	-	-
Prepayments	1,484	1,742
	1,484	1,742

8. Cash at bank

	2026 £	2025 £
Short term deposits	123,992	113,088
Current account	7,546	6,838
	131,538	119,926

9. CAPITAL COMMITMENTS

Angiers Almshouse Charity has no capital commitments

10. CONTINGENT LIABILITIES

At 31 March 2026 and 2025 there were no known contingent liabilities.

11. Unrestricted funds

	General Fund	Extraordinary Repair Fund	Total
	£	£	£
Balance at 1 April 2025	139,611	122,073	261,684
Surplus for the year	10,994		10,994
Investment gains/(losses)	1,086	19,865	20,951
Balance at 31 March 2026	151,691	141,938	293,629

	General Fund	Extraordinary Repair Fund	Total
	£	£	£
Balance at 1 April 2024	126,526	114,150	240,676
Surplus for the year	12,864		12,864
Investment gains/(losses)	221	7,923	8,144
Balance at 31 March 2025	139,611	122,073	261,684

12. Restricted income funds

Balance at 1 April 2025 and 31 March 2026	149,747

13. Assets and liabilities for each fund

	General Fund	Extraordinary Repair Fund	Restricted Income Fund	Total
	£	£	£	£
Almshouse property	8,229		149,747	157,976
Investments	10,800	141,938		152,738
Net current assets	132,662			132,662
Balance at 31 March 2026	151,691	141,938	149,747	443,376

	General Fund	Extraordinary Repair Fund	Restricted Income Fund	Total
	£	£	£	£
Almshouse property	8,229		149,747	157,976
Investments	9,714	122,073		131,787
Net current assets	121,668			121,668
Balance at 31 March 2025	139,611	122,073	149,747	411,431