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Tirley Elm Estate & Almshouse Charity

Registered Charity No.202739

Report of the Trustees for the year ending 31st December 2025

Name of the Charity: Tirley Elm Estate and Almshouse Charity

Registered Address: Hill View, The Knowle, Tirley, Gloucester, GL19 4HE

Scheme sealed by the Charity Commission 18th November 1987

Trustees:
Mr Tim Adey (Chair)
Mr Colin Franklin (Vice Chair)
Mrs. A. Quiney (Treasurer)
Rev. John Longuet-Higgins (Ex-officio Trustee)
Mr Harry Warner
Mrs Laura Warner
Mr Tony Smith

The Trustees of Tirley Elm Estate and Almshouse Charity (Unincorporated) present their Annual Return and the Independently Examined Accounts for the year ended 31st December 2025 and confirm they comply with the Trust Deed.

Our Aims

The aims of the Charity are to meet the objects defined in the Trust Deed sealed on 18th November 1987, namely the relief in need, in accordance with the provisions contained in the Scheme and for other charitable purposes for public benefit and the benefit of the inhabitants of the Parish of Tirley.

Our Finances

The financial viability of the Charity continues to improve. In 2025 income has been maintained and capital growth has improved from COIF investments. The Trustees have continued a policy of investing for the longer term. Income from weekly maintenance contributions has remained steady.

Financial Health

The Trustees regularly review the finances, budget, and spend against budget.

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Investment Policy and Performance

Investment activities are managed in line with the Requirements of the Trustees Act 2000. Our investment policy is low risk for the growth of the portfolio of investments. Funds not invested are held on deposit to earn interest.

Reserves

The held reserves are £698,399.98 in COIF shares, and a combined total of £17,804.21 held in a Lloyds Treasurers Account and a Deposit Account. In the 10 year plan the reserves will be used to maintain and improve the charity's properties.

Review of Activities and Achievements

During the year all 7 properties have been fully occupied. General maintenance issues are dealt with as they occur. A review of all outstanding maintenance issues has been completed and findings acted on.

Future Plans.

The Trustees intend to continue their current strategies of maintaining and refurbishing the properties as required. Future plans will be financed from Weekly Maintenance Contributions, land rent and/or reserves.

Recruitment of Trustees.

All Trustees are unpaid volunteers. There are two Co-optative Trustees appointed by the other five Trustees, there are currently four Nominative Trustees appointed by the Parish Council (normally recommended by the other Trustees when a vacancy arises) and the vicar as Ex-Officio Trustee. Recruitment is by request or advertisement from the local village population. The most suitable applicant with local knowledge, experience and relevant qualifications is the one appointed.

Serious Incidents. The Trustees are pleased to confirm that there are no serious incidents that should have been notified to the Charity Commission during 2025.

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INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF TIRLEY ELM ESTATES AND ALMSHOUSE CHARITY

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

Responsibilities and basis of report
As the charity trustees of the Trust, 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 the applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement
I have completed 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 Act;

or

- the accounts did not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Felicity Sang

…….

Felicity Sang FCA
HAZLEWOODS LLP

27/10/2026
…….
Date

Chartered Accountants and Registered Auditors
Staverton Court,
Staverton,
Cheltenham,
Gloucestershire,
GL51 0UX

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Tirley Elm Estate & Almshouse Charity

Receipts and Payments' Account for the Year Ended 31 December 2025

Receipts

2024 £		2025 £
£ 36,937.11	Maintenance contributions	£ 37,077.15
£ 720.00	Land rents	£ 720.00
£ 1,920.29	COIF dividends	£ 1,972.08
£ 3.55	Wayleaves	£ 3.55
£ 26.53	Interest on deposit account	£ 17.91
£ 39,607.48	Income for the year	£ 39,790.69
£ 19,206.33	Bank balances brought forward	£ 21,270.65
£ 58,813.81		£ 61,061.34

Payments

2024 £		2025 £
£ 343.00	Almshouse Association	£ 353.00
£ 1,256.46	Insurance	£ 1,296.75
£ 19,311.06	Building maintenance	£ 5,433.20
£ 69.46	Repayment Hockney Meadow	£ 69.46
£ 150.00	Extraordinary repair fund - repaid	£ 150.00
£ 500.00	Secretarial expenses	£ 500.00
£ 360.00	Audit payment	£ 378.00
£ 2,646.12	Electricity and rates	£ 2,814.97
£ 2,429.00	Grounds maintenance	£ 1,962.00
£ -	Cleaning	£ -
£ 478.06	Sundry	£ 299.75
£ 10,000.00	COIF investment	£ 30,000.00
£ 37,543.16	Expenditure for the year	£ 43,257.13
£ 21,270.65	Bank balances carried forward	£ 17,804.21
£ 58,813.81		£ 61,061.34

All receipts and payments made in the year are unrestricted.

Treasurer Amanda Quinney

Chairman .....

Approved at a meeting of the Trustees held on 15 JULY 2026

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Tirley Elm Estate & Almshouse Charity

Statement of Assets and Liabilities
As at 31 December 2025

Cash balances on receipts and payments carried forward:	£
Lloyds Treasurers' Account	15,532.63
Lloyds Bus Bank Instant Account	2,271.58
	17,804.21

	Number of Shares	Unit Value £	Total Value £
COIF Income Shares a/c CO3059153-001	3,476.2800	19.3219	67,168.33
COIF Accumulation Shares			
ERF Scheme a/c CO3059152-001	112.5027	255.5345	28,748.32
Recoupment Order a/c CO3059154-001	47.5895	255.5345	12,160.76
Development Fund a/c CO3059155-001	2,310.1482	255.5345	590,322.57
			698,399.98

Non-monetary assets:-

The properties below are held by the Charity:-
Row of three brick and tile cottages with fitted kitchens
One pair of semi-detached bungalows
One pair of semi-detached bungalows (built 2007) + approx 0.38 acres of land

One parcel of land let to J Cobourn (approx 1.15 acres)
One parcel of land Corse Lawn (approx 4.151 acres)
One parcel of land at Tirley Cross (approx 0.26 acres)