HARWELL PAROCHIAL CHARITIES

which includes the FRANCES GEERING ALMSHOUSE CHARITY

Charity Registration no: 204399

Trustees' Report and Accounts

For the year ended 31 March 2026

Trustees:

Mr Andrew Snowdon (Chairman)

Mrs Lesley Hughes

Mr Andrew Laing

Mr Adrian Simcox

Mrs Fiona Pryor

Mr Justin Fanstone

(Mrs Elaine Ingram)

Contact: **Mrs Judith Eccleston (Clerk)**
Contact address: **Brecon**
Wantage Road
Harwell
OX11 0LL
Email: **clerk@harwellalmshouse.co.uk**

Bank: **Co-Operative Bank**
PO Box 250,
Delf House,
Southway
Skelmersdale
WN8 6WT

Governance:

The Charity has been in existence since 1723. It is governed by a Trust Deed (Scheme) dated 11 May 1992, and amended 4 June 2011.

Objects:

The main object is to provide housing accommodation for women in financial need, who have lived for a number of years in the Parish of Harwell or the district surrounding the parish.

The Almshouse was built in 1734 and is a grade II* listed building. The Trustees are responsible for maintaining the building and upgrading the facilities within it, as appropriate to current standards of living.

The Trustees:

There are up to 8 Trustees. Trustees are appointed for a 4 year term, at which time they can be re-appointed for a further term. The Chairman of the Trustees is elected at the AGM. New Trustees are appointed by the existing Trustees and will be asked to sign that they are eligible to act as a Trustee, as stated by Charity Commission guidance.

The Clerk is appointed by the Trustees. The role is currently split into a Treasurer and a Secretary Role. They carry out secretarial, administrative and financial tasks, attends the Trustees' meetings and writes the Minutes. They are unpaid posts.

Meetings:

There are usually 4 meetings a year, with the AGM held in June. Business can be carried out via email between the Clerk and the Trustees between meetings if necessary.

Summary of what has happened in 2025-2026:

Mr Andrew Snowdon announced plans to step down as Chair in the coming months and efforts to find his replacement continue.

Mrs Clare Wagner stepped down as clerk after 15 years serving the charity.

Mrs Kath Luker also stepped down as a trustee.

Dr William Jackson retired as a Trustee.

The commitment of all was acknowledged.

The clerk role was divided into secretary and treasurer roles.

Mrs Fiona Pryor took on the secretary role, subsequently replaced by Mrs Elaine Ingram.

Mrs Judith Eccleston took on the role as treasurer.

There was no change to the residents.

Phase one of major building renovation work to reduce the damp problems started in March 2024, continued throughout the year, consisting of a completely new drainage system for foul and storm water, double glazed windows and the replastering of internal and external walls with lime based materials. This was completed in May 2025. The work was financed from reserves, a £50K loan from The Almshouse Association and general fundraising. The final cost was £145K.

Routine maintenance and repairs were carried out.

Phase two including work on the roof will continue into 2026-27. Fundraising for this will continue.

All policies of the charity are currently being reviewed.

Finances for 2025-2026:

- The finances remain healthy.
- A generous £10,000 donation was received and a Mid-winter Ball boosted funds by over £7,600.
- The total income for the year was £50,636.46
- The total expenditure for the year was £43,620.06. This figure includes £21,000 transferred to the Co-operative Savings account.
- The operational surplus was £28,990.52
- The current investments in the M&G Charity Multi Asset Funds are £26,420 .
- The Almshouse Association £50k loan for the building work, continues to be repaid over 10 years and currently stands at £44,750
- The accounts have been examined by an Independent Examiner and are attached as a separate document.

DECLARATION:

The Trustees declare that they have approved the Trustees' report above.

Signed on behalf of the Trustees

Mr Andrew Snowdon, Chairman Date: 17/06/2026

		HARWELL PAROCHIAL CHARITIES (incorporating the Frances Gee					
				Statement of Accounts 1/4/2025 — 3			
				RECEIPTS AND PAYMENTS			
Receipts		**2025/2026**		2024/2025			**Payments**
W.M.C.		**17,688.00**		£ 17,256.00			Admin Exp
Baggs Tree Field		**1,600.00**		£ 1,600.00			St. Matthe
Dividends		**951.35**		£ 1,237.02			AHA Loan
Donations/Fundraising		**14,107.36**		£ 14,431.32			Routine/C
AHA Loan		**0.00**		£ 50,000.00			Planned m
Charity Ball		**13,289.75**					Property I
Xfrs from savings		**3,000.00**					Baggs Tre
Other							Energy Gra
							Charity Bal
							Xfrs to sav
							Other
Total Receipts :		**£ 50,636.46**		£ 84,524.34			**Total Pay**
INVESTMENT ACCOUNTS							
M&G				£ 26,420.00			
Co-Operative Savings a/c				£ 34,902.42			
				£ 61,322.42			
	Current Account Opening Balance 1/4/2025			5,401.70			
			Income	50,636.46			
		Expenditure		43,620.06			
	Current Account Closing Balance 31/3/2026			12,418.10			
				STATEMENT OF ASSETS & LIABILITIES			
ASSETS				**31.03.26**			
Current a/c Balance at year end				£ 12,418.10			
Co-Op. Savings a/c				£ 34,902.42			
Extraordinary Repair Fund							
24.491 shares @14250.82 p				£ 3,490.17			
Frances Geering Fund							
22124.494 shares@103.64p				£ 22,929.83			
Total Assets				**£ 73,740.52**			
LIABILITIES							
AHA Loan				**£ 44,750.00**			
Operational Surplus:				**£ 28,990.52**			

ring Almshouse charity no. 204399)				
1/3/2026				
s	**2025/2026**			2024/2025
penses	**122.50**		£	24.80
ws Church	**371.00**		£	800.00
Repayments & Sul	**5,534.00**		£	275.00
yclical R & M	**3,247.83**		£	737.49
ajor R & M	**6,576.00**		£	127,177.93
nsurance	**1,006.02**		£	967.76
e Field	**0.00**		£	858.00
nts	**0.00**		£	200.00
l	**5,232.53**			
ings	**21,000.00**			
	530.18			
ments	**£ 43,620.06**		£	131,040.98
ASSETS				**31.03.25**
Current a/c Balance at year end			£	5,401.70
Co-Op. Savings a/c			£	16,685.77
Extraordinary Repair Fund				
24.491 shares @12256.35 p			£	3,001.70
Frances Geering Fund				
22124.494 shares@93.08 p			£	20,593.48
Total Assets			**£**	**45,682.65**

CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A Independent Examiner's Report

Report to the trustees/ members of: Charity Name HARWELL PAROCHICAL CHARITIES

On accounts for the year ended: 31/03/26 | **Charity no (if any)**: 204399

Set out on pages: (remember to include the page numbers of additional sheets)

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended D / MM / YYYY.

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 my examination. I confirm that no material matters have come to my attention (~~other~~ than ~~that~~ disclosed ~~below~~ *) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do 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.

** Please delete the words in the brackets if they do not apply.*

Signed: J M Richardson **Date:** 8.5.26.

Name: JEAN RICHARDSON

Relevant professional qualification(s) or body (if any): RETIRED ACCOUNTS CLERK.

Address: 4 BROOKSIDE
HARWELL
OX11 0HG