The Woodclyffe Almshouses Trust

Charity Commission number 204467

Annual Report of the Trustees for the year ended 31st December 2025

Trustees/Constitution/Organisation

1. At 31st December 2025 the trustees comprised:

Chairman: Reverend David Chislett, vicar of St Mary's, Wargrave and Parish of Knowl Hill

Will Rowson: Property survey

Dr Mark Puddy: Medical Advisor

Sean Sutcliffe: Treasurer

Jane Batting: Social /welfare

Colin Lewington: Building maintenance

Susan Eggleton: Hon. Secretary

2. The warden Graham Adlington remains in good health and continues to fulfil his duties very diligently.

Meetings

3. The trustees' meetings took place on 19th March 2025, 1st July 2025, 8th October 2025 and 1st December 2025.

4. The residents' liaison meeting was held on 1st December 2025 *Residency Matters*

5. Weekly maintenance and heating charges were increased on 1st April 2025 to £142 for Flat 6 (single occupancy), £148 for double occupancy for 3 flats and £134 for single occupancy for the remaining 4 flats. *Health, safety and fire*

6. Instructions should there be a fire are clearly displayed in the Almshouses *Building works and maintenance*

7. The trustees continue with an ongoing programme of upgrading the individual flats and common areas of the building. A quinquennial survey is planned for 2026/27.

Finance

8. Income for the year was £61,361, expenditure was £63,684.
9. Paul Worthington was re-appointed as Independent Examiner to the trust.

Prepared by Susan Eggleton, Honorary Secretary Date: 23/09/2026

Charity number 204467

The Woodclyffe Almshouses

Trustees' Report and Unaudited Accounts

31 December 2025

The Woodclyffe Almshouses
Trustees' Report and Unaudited Accounts
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Independent Examiner's Report to the Trustees of the Woodclyffe Almhouse Trust, Wargrave. Charity No: 204467.

I report on the accounts of the Trust for the year ended 31 December 2025, which are attached

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts. The charity's trustees consider that an audit is not required for this year under section 144 of the Charities Act 2011 (the Charities Act) and that an independent examination is needed.

It is my responsibility to:

- examine the accounts under section 145 of the Charities Act.
- to follow the procedures laid down in the general Directions given by the Charity Commission under section 145(5)(b) of the Charities Act; and
- to state whether particular matters have come to my attention.

Basis of independent examiner's report

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the report is limited to those matters set out in the statement below.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

(1) which gives me reasonable cause to believe that in any material respect the requirements:

- to keep accounting records in accordance with section 130 of the Charities Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the Charities Act

have not been met; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed



Name: Paul Andrew Worthington
Address: The Orchard, Backsideans, Wargrave, Berkshire RG10 8JP
Date: 19 February 2026

WOODCLYFFE ALMSHOUSES TRUST, WARGRAVE

RECEIPTS AND PAYMENTS ACCOUNT FOR THE PERIOD ENDED 31st December 2025

Comparison 2024				2025	
	RECEIPTS				
2058	Investment income CMF/COEIF			2,518	
2,208	Central Board of finance IF/CEOIF income			2,261	
57,326	Weekly Maintenance Charge and Heating			56,582	
61,592					**61,361**
	PAYMENTS				
2,435	Water Rates			3,483	
2,697	Insurance			2,595	
-	Repairs - CMF items	16,206			
-	Less: CMF Drawdown	-			
			16,206		
				3,345	
6,012	Routine Maintenance			2,700	
2,225	Garden Maintenance			20,000	
18,000	Transfer to Fund (CMF)			**48,329**	
31,369					
78	Fire systems maintenance & Smoke alarms			1,063	
1,921	Electricity			1,946	
24,125	Gas			8,594	
494	Telephone (Forestcare)			1,257	
400	Honorarium - Warden			1,200	
824	Subscription NAA			428	
260	Window Cleaning			265	
1220	Miscellaneous Expenses			603	
29,322				**15,355**	
60,691					**63,684**
901	Surplus (deficiency) of Receipts over Payments				**(2,324)**
	Santander Balance at Bank 1st Jan				12,718
13,875	Current Account				(2,324)
901	Add/Deduct Surplus(Deficiences) of Receipts over payments				(2,518)
(2,058)	Less: Income receipted to CMF/COEIF fund				
12,718	**Santander Balance at Bank 31st December**				**7,876**

WOODCLYFFE ALMSHOUSES TRUST, WARGRAVE

Year Ended 31st December 2025

Comparison 2024			2025	
		CYCLICAL MAINTENANCE FUND (CMF)		
		(Invested in COEIF Charities Deposit Fund)		
38,316		Balance at beginning of year	58,374	
2,058		Income Received	2,518	
-		LESS Monies Drawn Down	-	
-		LESS repairs charged against fund	16,206	
18,000		PLUS deposit made	36,206	
58,374		Balance at end of year	80,892	
		EMERGENCY REPAIR FUND (ERF)		
		(Invested in accumulation shares in NAA CIF)		
-		Amount added during year	-	

ASSETS OF THE TRUST at 31st December 2025:-

		LAND AND BUILDINGS		
		Land and Buildings (consisting of 8 dwellings) vested in the name of the Oxford Board of Finance.		
		Fixtures and Fittings		
3,435,507		Present Insured Value		3,550,253
		INVESTMENTS AND CASH RESERVES		
		Investments:-	Market Value	
		Investment Fund of the Central Board of Finance of the Church of England		
79,548		Opening Balance	81,369	
		Transfers In / (Out)		
1,821		Unrealised Profit/(Loss) in Year	(3,253)	
	81,369	3519 shares @ 22.1983	78,116	
		Emergency Repair Fund - National Association of Almshouses Common Investment Fund		
190,895		Opening Balance	206,204	
0		Transfers In / (Out)	-	
15,309		Unrealised Profit/(Loss) in Year	33,821	
	206,204	1,703.162 accumulation shares @ 14,092.90	240,025	
		Cyclical Maintenance Fund - invested in		
	58,374	COIF Charities Dep. A/c	80,892	
345,947				399,033
		Current Account		
12,718		Santander Bank Balance		7,876
358,665		**TOTAL INVESTMENT AND CASH RESERVES**		406,909

Charity number 204467

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