REGISTERED CHARITY NUMBER: 213155

REPORT OF THE TRUSTEES AND UNAUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31ST DECEMBER 2025 FOR RUABON ALMSHOUSE CHARITY

Guy Walmsley Limited
Chartered Accountants
3 Grove Road
Wrexham
LL11 1DY

RUABON ALMSHOUSE CHARITY

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FOR THE YEAR ENDED 31ST DECEMBER 2025

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RUABON ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31ST DECEMBER 2025

REFERENCE AND ADMINISTRATIVE DETAILS
Registered Charity Number
213155

Registered Housing Association
A024

Principal Address
Mr R Berwyn Thomas
Clerk to the Trustees
118 Pont Adam Crescent
Ruabon
Wrexham
LL14 6EF

Trustees
Reverend Kate Tiltman — Chairperson
Mrs Sue Tye
Mrs Julie Mackreth
Mrs Susan Hallard
Mrs Joan M Lowe
Mrs Sonia Tyger Benbow-Jones
Mrs Elise Jackson

Independent Examiner
Guy Walmsley Limited
Chartered Accountants
3 Grove Road
Wrexham
LL11 1DY

RUABON ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31ST DECEMBER 2025

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing Document

The charity is controlled by it's Trustee deed which was sealed on the 18th March 1975 and constitutes an Unincorporated Charity.

Organisational Structure

The board of Trustees comprises 7 Trustees, 3 ex-officio trustees (the Vicar and Churchwardens for the parish) and 4 Nominative Trustees, who each serve a period of 4 years. Each Nominative Trustee is nominated by the Community Councils of Cefn Mawr, Penycae, Rhosllanerchrugog and Ruabon.
The Trustees hold 4 ordinary meetings per annum with any additional special meetings as required.

Recruitment and appointment of new trustees

The individual community councils nominate new Trustee appointments and re-appointments to the board as and when periods of service have come to an end.

Induction and training of new trustees

New Trustees are given Charity Commission guidance on Trustee duties and responsibilities when commencing their Trustee roles.

Risk Management

The Trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

OBJECTIVES AND ACTIVITES

Objectives & Activities

The main purpose of the Charity is to provide low cost housing for low income people and families.
The alms people shall be persons in need who are resident in the area of benefit at the time of appointment. The area of benefit are the communities of Cefn Mawr, Pen Y Cae, Rhosllanerchrugog and Ruabon.

ACHIEVEMENT AND PERFORMANCE

In 2025, the Trustees held five meetings, along with five additional meetings comprising of site visits,policy discussions and a residents coffee morning.

The refurbishment of 1-5 Church Houses, grade II listed properties in the Ruabon conservation area, was completed after beginning in 2023.
One further property received a full interior refurbishment, including a new kitchen,central heating and carpets,while two semi-detatched properties underwent complete exterior refurbishment

The Charity remains committed to investing in its properties, maintaining high standards and ensuring they continue to provide pleasant, comfortable homes.

RUABON ALMSHOUSE CHARITY

REPORT OF THE TRUSTEES
FOR THE YEAR ENDED 31ST DECEMBER 2025

FINANCIAL REVIEW

Principal Funding Sources

The principal funding sources for the charity are the maintenance contributions paid by residents. Funding is also received from investments in the National Association of Almshouses, the Charities Official Investment Fund and the Charities Official Investment Fund Cyclical.

Investment Policy and Objectives

Ruabon Almshouse governing document authorises the investment of monies not immediately required for its purpose in or upon such investments as may be thought fit, subject nevertheless to such conditions, if any, as may for the time being be imposed by the trustees or required by law.
The decision to invest in easy access and longer term funds was taken by Trustees to mitigate the risk associated with investing solely in one fund whilst ensuring the best return on investment for the charity.
Investment policies are kept under review by the Trustees.

Reserves Policy

The Charity scheme states that the Trustees 'shall establish and maintain a reserve fund, to be entitled Extraordinary Repair Fund'. Transfers of not less than £210 are made to the fund annually, which is the amount invested in to NAACIF.
A minimum of 6 months maintenance contributions should be held to cover ordinary annual maintenance costs.

Approved by order of the board of Trustees on 07/10/2026 and signed on its behalf by:

Reverend Kate Tiltman - Chairperson

K. Tiltman

Mr Richard Berwyn Thomas

R. B. Thomas

INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES OF RUABON ALMSHOUSE CHARITY

Independent examiner's report to the trustees of Ruabon Almshouse Charity

I report to the charity trustees on my examination of the accounts of Ruabon Almshouse Charity for the year ended 31st December 2025

Responsibilities and basis of report

As the charity's trustees of Ruabon Almshouse Charity 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 Act and in carrying out my examination I have followed all 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 Trust as required by section 130 of the Act; or

2 the accounts do not accord with those records; or

3 the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 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.

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.

Simon Griffiths (Senior statutory auditor)
for and on behalf of Guy Walmsley Limited
Chartered Accountants
3 Grove Road
Wrexham
LL11 1DY

Date: 12.10.26

RUABON ALMS HOUSE CHARITY
CHARITY NUMBER 213155
RECEIPTS AND PAYMENTS ACCOUNT
FOR THE YEAR END 31ST DECEMBER 2025

	Unrestricted Funds £	Restricted Funds £	Endowment funds £	2025 Total funds £	2024 Total funds £
RECEIPTS					
Maintenance contributions	34,356	-	-	34,356	34,017
Dividends received	612	-	-	612	596
Interest received	511	-	-	511	464
SUBTOTAL	35,479	-	-	35,479	35,077
ASSETS AND INVESTMENTS SALES					
Sale of holdings	61,000	-	-	61,000	-
Dividends from investments	4,233	-	-	4,233	3,624
TOTAL RECEIPTS	100,712	-	-	100,712	38,701
PAYMENTS					
Clerk's Remuneration	3,840	-	-	3,840	2,820
Agent Management fees	4,435	-	-	4,435	3,223
Insurance	2,458	-	-	2,458	2,391
Bank charges & Loan Interest	1,001	-	-	1,001	1,519
Postage, Stationery & Advertising	132	-	-	132	64
Repairs & Maintenance	8,355	-	-	8,355	-
Independent Examination	1,200	-	-	1,200	1,200
Sundry Expenses	-	-	-	-	230
Training & Subscriptions	433	-	-	433	1,164
Professional fees	1,320	-	-	1,320	-
Investments	210	-	-	210	210
Loan repayments - Net	7,810	-	-	7,810	7,316
SUBTOTAL	31,194	-	-	31,194	20,137
ASSETS AND INVESTMENT PURCHASES					
Property refurbishment	57,707	-	-	57,707	22,455
Dividends from investments reinvested	4,233	-	-	4,233	3,624
Computer Equipment	443	-	-	443	-
SUBTOTAL	62,383	-	-	62,383	26,079
TOTAL PAYMENTS	93,577	-	-	93,577	46,216
NET OF RECEIPTS AND PAYMENTS	7,135	-	-	7,135	(7,515)
TRANSFERS BETWEEN FUNDS	-	-	-	-	-
CASH FUNDS LAST YEAR	25,438	-	-	25,438	32,953
CASH FUNDS AS AT 31ST DECEMBER 2025	32,573	-	-	32,573	25,438

RUABON ALMS HOUSE CHARITY
CHARITY NUMBER 213155
STATEMENT OF ASSETS AND LIABILITIES
AS AT 31ST DECEMBER 2025

CASH FUNDS	Unrestricted funds £	Restricted funds £	Endowment funds £
Current account	631	-	-
Money Manager account	12,044	-	-
National Savings	10,464	-	-
Charities Official Investment Fund	9,434	-	-
TOTAL CASH FUNDS	32,573	-	-

OTHER MONETARY ASSETS	Unrestricted funds £	Restricted funds £	Endowment funds £
Recoverable amounts due to the Charity			
Payments Made in Advance	-	-	-

INVESTMENT ASSETS

	Funds to which assets belong £	Units £	Price per unit £	Valuation £
National Association of Almshouses Common Investment Fund	Unrestricted	979.61	105.79	103,633
Charities Official Investment Fund-Income units	Unrestricted	1,079.69	19.32	20,862
Charities official Investment Fund - Cyclical Maintenance Fund	Unrestricted	98.22	255.53	25,100
				149,595

Growth / (decline) in investment value in Charities Official Investment Fund :

	2025 £	2024 £
National Association of Almshouses Common Investment fund	103,633	118,603
Charities Official Investment Fund-Income units	20,862	21,910
Charities official Investment Fund - Cyclical Maintenance Fund	25,100	52,723
	149,595	193,236
Less valuation brought forward	193,236	181,202
Growth / (decline) in investment	(43,641)	12,034

ASSETS RETAINED FOR CHARITIES OWN USE

	Funds to which assets belong	2025 valuation £	2024 valuation £
Land and Buildings:			
24,26 &33 Cil Y Coed	Unrestricted	425,000	425,000
36 Wynnstay Gardens	Unrestricted	180,000	180,000
1-5 Church House (property improvements)	Unrestricted	565,000	565,000
Nant Y Gwalia (property improvements)	Unrestricted	210,000	210,000
Property Improvements	Unrestricted	139,237	81,530
Fixtures and fittings	Unrestricted	14,736	14,736
Computer equipment	Unrestricted	976	533
		1,534,949	1,476,799

The Properties; 1-5 Church Houses and Nant Y Gwalia were donated to the charity.
The property revaluation was carried out by RG Jones, FRICS.

LIABILITIES

	2025 £	2024 £
Bank loan		
Due within one year	8,771	6,437
Due after one year	1,731	11,876
Independent examiner's fees	1,200	900