The Almshouse Charity of Raphael and Ann Sedgwick

Registered No : 216498
(Penn Almshouses)

Accounts for the Year Ended
31st December 2025

The Almshouse Charity of Raphael and Ann Sedgwick

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(Penn Almshouses)

TRUSTEES

Ex Officio Trustee	Vicar of St Bartholomew's Church, Penn(Vacant)	
Nominative Trustee	Councillor Carol Hyatt	25.01.24
Co-opted Trustees	MR.J.R. Hollington (Chairman)	07.05.19
	Mr. A.P. Pardoe(Treasurer)	11.10.11

INDEPENDENT EXAMINER Mr O. Ross BSc(Hons)FCA

BANKERS

Barclays Bank plc
Queen Square
Wolverhampton

A copy of the will of Dr Raphael Sedgwick in which the Grant of Trust was made is held at St Bartholomew's Church, Penn.
Dr Sedgwick died in 1747.

The Almshouse Charity of Raphael and Ann Sedgwick

Report of the Trustees of The Almshouse Charity of Raphael and Ann Sedgwick for the Year Ended 31st December 2025

History, Objectives and Activities of the Trust

The Charity was set up on 15th July 1982.

The objects of the Trust in accordance with the Trust Deed are to apply Trust Funds to the purposes of the maintenance of the Almshouses at 1-5 Pennwood Lane, Penn, Wolverhampton.

The amounts raised since inception have been either expended as maintenance, or where appropriate, retained as capital. The Trustees have considered the amount of fixed asset investments needed to be retained to meet the objects of the Trust and decided that, because of the likely need for major repairs in the future, it is prudent to continue increasing fixed asset investments.

Our Charitable Objects are-

For the benefit of the residents in the Almshouses of the Charity who are poor persons and (except in special cases to be approved by the Commissioners) inhabitants of the area of the former Parish of Penn.

Our Main Activities in relation to these Objects are-

The provision of housing, when available, to those on low income and/or housing benefits.

Mr A.P. Pardoe (Treasurer)
Mrs J Fieldhouse (Clerk) Deceased 18.10.25

The current Trustees are detailed on page 1.

Achievements and Performance of the Trust

In the course of the Year Ended 31st December 2025 the Trustees received the sum of £36498 and applied £15082 in the fulfilment of the objectives of the Trust.

Financial Review

The results for the year are set out on pages 5 - 8.

Despite the continued variability of stock market prices during the year, the Charity's investments are still showing an overall unrealised gain of £ 98,969. This represents a small drop on 2024.

The Almshouse Charity of Raphael and Ann Sedgwick

Report of the Trustees of The Almshouse Charity of Raphael and Ann Sedgwick for the Year Ended 31st December 2025

Activities during the year

The Trustees held two meetings during the year, on Monday 29th April 25 and Tuesday 7th October 2025, in addition to the Annual General Meeting.

The Almshouses and garden area continue to be kept in a well maintained state, with regular maintenance and minor repairs being undertaken as required.

In June 25 the Residents and Trustees enjoyed a very successful summer outing to Gloucester.

In December Trustees, Residents and Guests enjoyed a Christmas meal at The Springhill and Christmas Cards and Gifts were given to each of the Residents

Future Plans

The Trustees intend to continue with the provision of regular maintenance of the Almshouses in a similar way to the recent past.

Statement of Trustees' Responsibilities

The Trustees are responsible for preparing the Trustees' Report and the Financial Statements in accordance with applicable law and United Kingdom Accounting Standards (UK GAAP).

The law applicable to Charities in England and Wales requires the Trustees to prepare Financial Statements for each year which give a true and fair view of the state of affairs of the Charity and its financial activities for that period.

In preparing these financial statements, the Trustees are required to:

- Select suitable accounting policies and then apply them consistently;
- Observe the methods and principles of the Charities SORP;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures being disclosed and explained in the financial statements;
- Prepare the Financial Statements on the going concern basis, unless it is inappropriate to assume the Charity will continue in operation.

The Trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the Charity, and to enable them to ensure that the financial statements comply with the Charities Act 2011, the Charity (Accounts Reports) Regulations 2008 and the Trust Deed.

They are also responsible for safeguarding the assets of the Charity and for taking reasonable steps for the prevention of fraud and other irregularities.

Signed on behalf of the Trustees

20/10/25

Chairman J.R. Hollington. ( )

Independent Examiner's Report to the Trustees of The Almshouse Charity of Raphael and Ann Sedgwick

To the Trustees of The Almshouse Charity of Raphael and Ann Sedgwick

I report on the Accounts of the Charity for the Year Ended 31st December 2025, which are set out on pages 5 - 8.

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(2) of the Charities Act 2011 (the Act)) and that an independent examination is needed.

It is my responsibility to:

- Examine the Accounts (under Section 145(1)(a) of the 2011 Act);
- To follow the procedures laid down in the General Directions given by the Charity Commission (under Section 145(5)(b) of the 2011 Act);
- To state whether particular matters have come to my attention.

To the Trustees of The Almshouse Charity of Raphael and Ann Sedgwick

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 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 2011 Act; and
- to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 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.

Mr O Ross BSc(Hons) FCA
Regent House, Bath Avenue, Wolverhampton, WV1 4EG

The Almshouse Charity of Raphael and Ann Sedgwick

Receipts and Payments Accounts for the Year Ended 31st December 2025

	Note	2025	2025	2024	2024
1. General Fund					
Receipts					
From Trading Activities	1				
Contributions towards Maintenance of Almshouses		26,633.53		26,365.98	
Refund to Tenant					
Refunds Received	2	38.00		200.00	
			26,671.53	0.00	26,565.98
From Investments					
Charities Official Investment Fund		9,445.65		10,759.11	
COIF Deposit Account	4	237.53		231.30	
Coop Deposit Account	3	143.23		142.07	
			9,826.41		11,132.48
Total Receipts			36,497.94		37,698.46

Payments					
Direct Charitable Expenditure					
Electricity Charges		301.08		301.08	
Water Rates		1,887.73		1,497.68	
Council Tax					
Insurance	5	1,232.65		1,185.32	
Office Rent		420.00		105.00	
Christmas Gifts		663.00		516.00	
Gardening		1,365.00		1,502.00	
Repairs & Maintenance		7,255.96		9,856.00	
Fixtures and Fittings				640.00	
NA Almshouse Subscription		284.00		275.00	
Sundry Expenditure	6	93.27		144.69	
			13,502.69		16,022.77
Other Expenditure					
January 2025 outing				500.00	
Christmas Meal		480.00		700.00	
Summer Outing		799.35		526.35	
Housing Grant		300.00			
		0.00	1,579.35		1,726.35
			15,082.04		17,749.12
Transfer between Funds					
Transfer to Extraordinary Repair Fund					0.00
Total Payments			15,082.04		17,749.12
Net Receipts			21,415.90		19,949.34
Bank Balance as at 31st December 2024 (23)			247,707.10		227,757.76
Bank Balance as at 31st December 2025(2024)			**269,123.00**		**247,707.10**

The Almshouse Charity of Raphael and Ann Sedgwick

Receipts and Payments Accounts for the Year Ended 31st December 2025

	2025	2024
2. Cyclical Maintenance Fund		
Receipts		
From Investments		
Charities Official Investment Fund	237.53	231.30
Payments		
Expenditure		
Repairs	237.53	231.30
Net Receipts	0.00	0.00
Investment as at 31st December 2024 (2023)	**1,371.33**	1,371.33
Investment as at 31st December 2025 (2024)	**1,371.33**	1,371.33
3. Extraordinary Repair fund		
Receipts		
From Investments		
Charities Official Investment Fund		
Payments		
Expenditure		
Repairs	0.00	0.00
Net Receipts	0.00	0.00
Investment as at 31st December 2024 (2023)	**17,229.79**	17,229.79
Investment as at 31st December 2025 (2024)	**17,229.79**	17,229.79

The Almshouse Charity of Raphael and Ann Sedgwick

Statement of Assets and Liabilities as at Year Ended 31st December 2025

	Note	2025	2024
Monetary Assets			
Coop Charity and Community Bank Account		30,215.44	18,313.25
Coop Deposit Account		10,285.30	10,142.07
COIF Charities Deposit Account		228,622.26	219,251.78
		269,123.00	247,707.10
Investments			
General Fund			
132.52 COIF Income Shares		329.84	329.84
Market Value 2,560.54			
Cyclical Maintenance Fund			
418.72 COIF Income Shares		1,371.33	1,371.33
Market Value 8,090.47			
Extraordinary Repair Fund			
419.71 COIF Accumulation Shares		17,229.79	17,229.79
Market Value 107,250.38			
		18,930.96	18,930.96

Other Assets

Freehold Property : 1-5 Pennwood Lane, Penn (containing 0.5 acres of land or thereabouts).

Liabilities

There were no liabilities outstanding at 31st December 2025.

Approved by the Trustees on **2025**



Chairman J.R. Hollington

The Almshouse Charity of Raphael and Ann Sedgwick

Notes to the Accounts for the Year Ended 31st December 2025

1 The Resident's Contribution towards Maintenance was maintained at £100 per week throughout the whole year.

2 Refunds include:-

Barclays Bank £30

Jolafunbs £8

3 The average rate of interest paid on the COOP Deposit Account on the quarters ending as shown below was-

31.03.25	1.3400 %
30.06.25	1.3400 %
30.09.25	1.2500 %
31.12.25	1.1500 %

The average rate of interest paid on the COIF Deposit Account on the quarters ending as shown below was-

31.03.25	4.4347 %
30.06.25	4.1894 %
30.09.25	3.9711 %
31.12.25	3.387 %

4
The daily gross rate of interest paid during the year was as follows-

COOP Charity and Community Bank Accou	0.000 %
COOP Deposit Account	1.270 %
COIF Deposit Account	3.996 %

5 The property is insured with the Grout Insurance Company.

6 Sundry expenses include £65 for pest control £25.93 for Jolafunbs and £2.30 for a card

7 The deeds of the freehold dwellings are held by the Official Custodian for Charities.

8 Income on Accumulation Shares is automatically re-invested by the fund and reflected in the market price.

9 It is the agreed Accounting Policy of the Trust that the costs of any white goods purchased by the Trust be fully written off in the year of purchase.

Monetary Assets

Coop Charity and Community Bank Account	30,215.44	18,313.25
Coop Deposit Account	10,285.30	10,142.07
COIF Charities Deposit Account	228,622.26	219,251.78
	269,123.00	247,707.10

Investments				Value 2025	Value 2024	Actual Cost	Gain TY	Gain Total
General Fund								
132.52	COIF Income Shares		329.84	329.84	2,560.54	2,689.27	329.84	(128.73)	2,230.70
	Market Value	2,560.54						
Cyclical Maintenance Fund								
418.72	COIF Income Shares		1,371.33	1,371.33	8,090.47	8,497.21	1,371.33	(406.74)	6,719.14
	Market Value	8,090.47						
Extraordinary Repair Fund								
419.71	COIF Accumulation Shares		17,229.79	17,229.79	107,250.38	109,382.97	17,229.79	(4,132.59)	90,020.59
	Market Value	107,250.38						
			18,930.96	18,930.96	117,901.39	120,569.45	18,930.96	(4,668.06)	98,970.43

The Almshouse Charity of Raphael & Ann Sedgwick

Cash Book – 2024

INCOME

Date	Income		Coop Current	Coop Deposit	COIF Deposit	Interest Rec'd	Dividends Rec'd	Rent Rec'd	Other Items
Column1	Column3	Cc C	Column6	Column7	Column8	Column9	Column10	Column11	Column12
02/01/2025	Joanna Troth		433.33					433.33	
03/01/2025	Interest				854.09				
03/02/2025	Joanna Troth		433.33					433.33	
04/02/2025	Interest				853.63				
03/03/2025	Joanna Troth		433.33					433.33	
04/03/2025	Interest				753.29				
02/04/2025	Interest				823.88				
05/04/2025	Interest			76		76			
01/04/2025	Joanna Troth		433.33					433.33	
01/05/2025	Joanna Troth		433.33					433.33	
02/05/2025	Interest				791.28				
02/06/2025	Joanna Troth		433.33					433.33	
03/06/2025	Interest				796.3				
01/07/2025	Joanna Troth		433.33					433.33	
02/07/2025	Interest				760.77				
01/08/2025	Joanna Troth		433.33					433.33	
04/08/2025	Interest				781.36				
02/09/2025	Interest				759.98				
08/09/2025	Joanna Troth		433.33					433.33	
01/10/2025	Joanna Troth		433.33					433.33	
02/10/2025	Interest				727.16				
03/10/2025	Interest			67.23		67.23			
04/11/2025	Interest				747.69				
01/12/2025	Joanna Troth		433.33					433.33	
02/12/2025	Interest				721.05				
02/01/2025	Irene Bogamazova		433.33					433.33	
06/01/2025	Martin		392.08					392.08	
08/01/2025	Alex Poller		433.33					433.33	
17/01/2025	Emma		433.33					433.33	
31/01/2025	Irene Bogamazova		433.33					433.33	
03/02/2025	Martin		392.08					392.08	
10/02/2025	Alex Poller		433.33					433.33	
17/02/2025	Martin		83.55					83.55	
18/02/2025	Emma		433.33					433.33	
28/02/2025	CCLA Investment		18.63				18.63		
28/02/2025	CCLA Investment		58.87				58.87		
03/03/2025	Martin		392.08					392.08	
03/03/2025	Irene Bogamazova		433.33					433.33	
10/03/2025	Alex Poller		433.33					433.33	
18/03/2025	Emma		433.33					433.33	
31/03/2025	Martin		392.08					392.08	
02/04/2025	Irene Bogamazova		433.33					433.33	
08/04/2025	Alex Poller		433.33					433.33	
17/04/2025	Emma		433.33					433.33	
25/04/2025	Irene Bogamazova		433.33					433.33	
28/04/2025	Martin		391.87					391.87	
08/05/2025	Alex Poller		433.33					433.33	
16/05/2025	Emma		433.33					433.33	
22/05/2025	Cash		30						30.00
23/05/2025	Martin		391.8					391.8	
30/05/2025	CCLA Investment		18.63				18.63		
30/05/2025	CCLA Investment		58.87				58.87		
02/06/2025	Irene Bogamazova		433.33					433.33	
09/06/2025	Alex Poller		433.33					433.33	
18/06/2025	Emma		433.33					433.33	
23/06/2025	Martin		391.8					391.8	
02/07/2025	Irene Bogamazova		433.33					433.33	
08/07/2025	Alex Poller		433.33					433.33	
18/07/2025	Emma		433.33					433.33	
21/07/2025	Martin		391.8					391.8	
08/08/2025	Irene Bogamazova		433.33					433.33	
08/08/2025	Alex Poller		433.33					433.33	
18/08/2025	Martin		391.8					391.8	
18/08/2025	Emma		433.33					433.33	
27/08/2025	Martin		391.48					391.48	
29/08/2025	CCLA Investment		18.63				18.63		
29/08/2025	CCLA Investment		58.87				58.87		
01/09/2025	Irene Bogamazova		433.33					433.33	
02/09/2025	Alex Poller		433.33					433.33	
18/09/2025	Emma		433.33					433.33	
19/09/2025	Emma		97.95					97.95	
26/09/2025	Jolafunbs		8						8.00
25/09/2025	Martin		433.33					433.33	
			26,984.23	**143.23**	**9,370.48**	**143.23**	**312.70**	**26,633.53**	**38.00**

26,633.53	Rent Rec
38.00	Refunds
143.23	Coop Deposit Interest
75.17	Coif Interest
9,370.48	Coif Deposit
36,260.41	NB Figure shown in accounts Cell J197
237.53	Bal shown under receipts for investments j250
36,497.94	

EXPEND

Date	Expenditure	Coop Current	Coop Deposit	COIF Deposit	Water Costs	Electric Costs	Maint & Repairs	Gardening Costs	Other Items	
02/01/25	Benjamin Puddy	320					320			Work on roof
14/01/2025	Mark Walton	84					84			Replace light fitting no4
02/01/2025	EON Next	25.09				25.09				
23/01/2025	NA Palmer	40					40			Window cleaning
28/01/2025	Stewart Parts	768					768			
30/01/2025	Getorix Property	35							35	
03/02/2025	EON Next	25.09				25.09				
27/02/2025	Gardener	100						100		
27/02/2025	Wolverhampton city council	120					120			Green /Bins
28/02/2025	Getorix Property	35							35	
03/03/2015	EON Next	25.09				25.09				
12/03/2025	Gardener	50						50		
26/03/2025	NA Palmer	40					40			Window cleaning
31/03/2025	Getorix Property	35							35	
01/04/2025	EON Next	25.09				25.09				
07/04/2025	Gardener	100						100		
10/04/2025	R A Aslam	250					250			Repairs to Door
16/04/2025	Stewart Parsons	125					125			Repairs to taps at Martin
24/04/2025	Benjamin Puddy	4533.96					4533.96			
30/04/2025	Getorix Property	35							35	
16/05/2025	NA Palmer	40					40			Window cleaning
14/03/2025	Severn Trent	384.95			384.95					A-8C2D6415
10/03/2025	Severn Trent	384.95			384.95					6503887611
14/03/2025	Severn Trent	372.61			372.61					A-07F41B69
15/03/2005	Severn Trent	372.61			372.61					A-42BF1D82
14/03/2025	Severn Trent	372.61			372.61					A-DE361CDA
01/05/2025	EON Next	25.09				25.09				
06/05/2025	Gardener	100						100		
30/05/2025	Getorix Property	35							35	
02/06/2025	EON Next	25.09				25.09				
18/06/2025	Gemma Wigley	300							300	Housing grant
04/06/2025	Gardener	100						100		
9/6/205	Coach and Hire.com	350							350	Coach Hire Summer outi
21/06/2025	Cash	10							10	Tip to coach driver sumn
21/06/2025	The Brehouse Gloucester	389.35							389.35	Lunch Summer outing
21/06/2025	Coach and Hire.com	50							50	Extra Charge for air con
30/06/2025	Gardener	100						100		
30/06/2025	Getorix Property M	35							35	
01/07/2025	EON Next	25.09				25.09				Window cleaning
28/07/2025	Stewart Martin Parsons	480					480			
5/7//2025	NA Palmer	40					40			
23/07/2025	GetRid Pest Control	65							65	Wasp nest
29/07/2025	Gardener	100						100		Replace back dorr handl
30/07/2025	Getorix Property M	35							35	
01/08/2025	EON Next	25.09				25.09				
01/09/2025	R A Aslam	95					95			
01/09/2025	EON Next	25.09				25.09				Registered office
01/09/2025	Getorix Property M	35							35	
18/09/2025	NA Palmer	40					40			Window cleaning
09/09/2025	Gardener	150						150		retirement present for Jill
24/09/2025	Jolafunbs	25.97							25.97	
30/09/2025	Getorix Property M	35							35	
01/10/2025	Gardener	100						100		
01/10/2025	EON Next	25.09				25.09				
09/10/2025	The Springhill	180							180	Deposit for Xmas Lunch
21/10/2025	Stewart Martin Parsons	115					115			
22/10/2025	Emotions Cards	2.3							2.3	Card for Jill
30/10/2025	Getorix Property M	35							35	
03/11/2025	EON Next	25.09				25.09				
04/11/2025	Gardener	100						100		
12/11/2025	NA Palmer	40					40			
26/11/2025	Stewart Martin Parsons	85					85			
24/11/2024	Donation in memory of trustee	100						100		Garden Waste
01/12/2025	Gardener	100						100		
01/12/2025	EON Next	25.09				25.09				
01/12/2025	Getorix Property M	35							35	
04/12/2025	Grout Insurance	1232.65							1232.65	
03/12/2025	Christmas Gifts for Residents	163							163	
03/12/2025	Christmas Gifts for Residents	250							250	
04/12/2025	Christmas Gifts for Residents	250							250	
05/12/2025	The Spring Hill	300							300	Christmas Meal
04/12/2025	The Almshouse Association	284							284	Subscription
16/12/2025	Wolverhampton MBC	165						165		Green Bins
22/12/2025	Stewart Martin Parsons	40					40			
30/12/2025	Getorix Property M	35							35	
		15,082.04	**0.00**	**0.00**	**1,887.73**	**301.08**	**7,255.96**	**1,365.00**	**4,272.27**	