THOMAS POWIS ALMSHOUSES fy 2025
TRUSTEE'S ANNUAL REPORT
Registered Charity Number 217260

31st December 2025

The Charity constituted by a body of trustees operates under a Charity commission schemed dated 6th June 1958 and provides 8 rented accommodation units for persons who have resident in the Parish of Chepstow or Llanmartin. The body of Trustees totalling seven shall consist of three ex-officio members who shall be the Vicar and Churchwardens of the Ecclesiastical Parish of Chepstow and 4 nominative Trustees, two appointed by the Urban District Council of Chepstow and two who shall be persons residing or carrying on business in the County of Monmouthshire. Each appointment shall be made for a term of four years.

The names of the Trustees who served during the period Jan 1st 2025 to December 31st 2025 were:

The Rev. P Averay

Mrs N Shaw

Mr M Lepeltier

Mrs Verena Evans

Mrs N Colley-Priest

Mr K Higgs

Mr Martin Sommerville

The registered address of the charity is

The Vicarage, 25 Mount Way, Chepstow, Monmouthshire, NP16 5NF

Financial and operating information

Charity Bank

HSBC, 12 Beaufort Square, Chepstow, Monmouthshire, NP16 5XJ

Independent Examiner

Mike Taylor, 1 Grange Park, St Arvans, Chepstow, NP16 6EA

POWIS Receipts and Payment Accounts
Year Ended 31st December 2025 - with PY 2024 I

RECEIPTS	2024	2025
Rent Received	£31,313	£32,470
COIF	£5,091	£5,268
Other Receipts		£55
Car Parking	£75	£0
Total Receipts	**£36,479**	**£37,793**

Approved on behalf of the Trustees

Chairman.....

Date .....

Figures

PAYMENTS	2024	2025
Gas Heating	£5,615.41	£4,250.89
Electric	£0.00	£1,766.91
Water	£3,014.08	£3,503.48
Repairs / Decorating	£895.01	
Electric/Plumbing work	£0.00	£2,577.85
Insurance	£2,884.08	£2,970.15
Christmas Gifting	£143.50	£163.00
Fire Certification	£222.44	
Annual Audit	£60.00	£75.00
Stationery/Mileage/Misc	£207.57	
Honorarium	£4,126.00	£4,344.50
Refurbishments	£1,370.06	£7,002.53
Gas Boiler Service / Care Plan	£0.00	
Bank Charges	£0.00	
Caretaker Fee	£0.00	£600.00
MCC Garden Maintenance	£359.69	£372.64
MCC Garden Waste Collection	£55.00	£0.00
Misc Payment/Refunds	£344.29	£2,994.60
cctv Monthly Fee	£70.00	£60.00
TOTAL PAYMENTS	**£19,367.13**	**£30,681.55**
TOTAL RECEIPTS	**£36,479.01**	**£37,793.32**
EXCESS REC/PAY	**£17,111.88**	**£7,111.77**

Payments	2025
Gas	£4,193.64
Electric	£1,824.16
Water	£3,503.48
Repairs	£0.00
Plumbing	£3,573.45
Insurance	£2,970.15
Honorarium	£4,344.50
Maintenance	£1,865.30
MCC	£427.64
CCTV	£60.00
Miscellaneous	£2,432.69
Caretaker	£600.00
Refurbs	£4,983.72
	£30,778.73
	£37,793.32
	£7,014.59

THOMAS Powis Almshouses
Registered Charity Number 217260

Statement of Assets & Liabilities
Year Ending 31st December 2025

Balance 1st Jan	Barclays Bank operating account	
	Cyclical Repair Fund	
	repair at 1450.77 units at Market Value	
	Income Units Miss F Williams legacy - 43,011 units	
	Charities Official Investment Fund Income Units	**Units**
	CURRE Bequest	402
	Trevor Jenkins Gift	170.26
	CO3055581-001 Undesignated	3520.15
	M Gillat Bequest	436.09
	John Jylton-Watts Bequest	779.6
	co3055580-001 Undesignated	486.77
	TOTAL Income Units	

Tangible Fixed Asset Bridge Street Chepstow with Alsmhouse building thereon - insured

Approved on behalf of the Trustees

Chairman……

	2024	2025		
	End Bal	**End Bal**	**2025 Restricted Fund**	**2025 Unrestricted Fund**
	£105,942.43	£113,054.20		£113,054.20
	£2,342.00	£2,360.00		£2,360.00
	£90,022.00	£104,787.34	£104,787.34	
	£38,632.48	44481.98	£44,481.98	
Value				
£7,767.40	£7,977.69	£7,767.40	£7,767.40	
£3,289.75	£3,378.81	£3,289.75	£3,289.75	
£68,015.99	£69,857.00	£68,015.99	£68,015.99	
£8,426.09	£8,654.21	£8,426.09	£8,426.09	
£15,063.35	£15,471.16	£15,063.35	£15,063.35	
£9,405.32	£9,659.95	£9,405.32	£9,405.32	
	£114,998.82	£111,967.90	£111,967.90	
Total	**£351,937.73**	**£376,651.42**	**£373,205.12**	**£115,414.20**
	Growth YOY	7.05%		

l value of £1,419,258 vs 2022 value of £1,308,307 (8.5% growth)

Date

Independent Examiner's Report

To the Trustees of Thomas Powis Almshouses

I report on the accounts of the Charity for the year ended 31st December 2025, which are set out in Pages 1 to 4.

Respective responsibilities of the Trustees and examiner

As the Charity's Trustees you are responsible for the preparation of the accounts; you consider that the audit requirement of section 43(2) of the Charities Act 1993 (as amended) (the Act) does not apply. It is my responsibility to examine the accounts (under section 43(3)(a) of the Act) and state on the basis of procedures specified in the General Directions given by the Charity Commission under section 43(7)(b) of the Act, 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 the consideration of any unusual items or disclosures in the accounts, and seeking explanation 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 I do not express an audit opinion on the view given by the accounts.

Independent examiner's statement

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

Which gives me reasonable cause to believe that in any material respect the requirements

a) To keep accounting records in accordance with section 41 of the Act (as amended)

b) To prepare the accounts which accord with the accounting records and to comply with the accounting requirements of the Act (as amended), have not been met, or to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Signed .....

Date 28 October 2026

Name – Mike Taylor, 1 Grange Park, St Arvans, NP16 6EA