THOMAS POWIS ALMSHOUSES
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

Montague Receipts and Payment Accounts
Year Ended 31st December 2025 - with PY 2024 Figures

RECEIPTS	2024		PAYMENTS
Rent Received	£36,247	£36,720	Gas & Electric
COIF	£734	£754	Electric
Other Receipts		£1,405	Water
Car Parking		£150	Repairs
Total Receipts	**£36,981**	**£39,029**	Electric/Plumbing work
			Maintenance
			Decorating
			Insurance
			Honorarium
			Refurbishments
			Bank Charges
			Caretaker Fee
			Misc Payment/Refunds
			CCTV
			MCC Payments
			TOTAL PAYMENTS
			TOTAL RECEIPTS
			EXCESS REC/PAY

Approved on behalf of the Trustees

Chairman.....

Date .....

2024	2025
£6,680.04	£7,478.73
£0.00	£0.00
£4,193.50	£5,500.20
£3,559.19	£686.41
£0.00	£18,706.81
£0.00	£2,739.41
£0.00	£927.00
£1,737.84	£1,791.02
£4,126.00	£4,313.50
£11,284.28	£13,444.57
£0.00	£40.00
£0.00	£900.00
£1,299.07	£734.07
£0.00	£15.00
£0.00	£1,110.15
£32,879.92	**£58,386.87**
£36,981.00	**£39,028.97**
£4,101.08	**-£19,357.90**

Sir Walter Montague Almshouses
Registered Charity Number 217261

Statement of Assets & Liabilities
Year Ending 31st December 2025

	HSBC Operating Account	
	HSBC Business Manager	
	Cyclical Repair Fund	
	ordinairy repair at 1450.77 units at Market Value	
	Charities Official Investment Fund Income Units - Quarterly Dividends received	**Units**
	Miss Mary Gillatt	600.77
	VHuntingford Morgan	347
	Walter Clifford Thomas	232
	Mary Burr	149
	TOTAL Income Units	**1328.77**

Fall in COIF/CCLA Shares in 2025 of £694.82 to £25,674.36 or 2.7%

Tangible Fixed Asset St MARY Street Chepstow with Alsmhouse building thereon - insu

Approved on behalf of the Trustees

Chairman……

	2024	2025		
	End Balance	**End Balance**	**2025 Restricted Fund**	**2025 Unrestricted Fund**
	£70,629.77	£51,271.87		£51,271.87
	£10.70	£1,359.96		£1,359.96
	£17,556.00	£17,571.00	£17,571.00	
	£359,791.40	£370,721.79	£370,721.79	
2025 vs 2024 difference YOY				
-£314.00	£11,922.02	£11,608.02		
-£181.52	£6,886.22	£6,704.70		
-£121.36	£4,604.04	£4,482.68		
-£77.94	£2,956.90	£2,878.96		
-£694.82	£26,369.18	£25,674.36		**£25,674.36**
Total	**£474,357.05**	**£466,598.98**	**£388,292.79**	**£78,306.19**

red value of £778,857 vs 2022 value of £717,821 (8.5% growth)

Date

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Independent Examiner's Report

To the Trustees of Sir Walter Montague Almshouses

Charity Number 217268

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