TRUSTEES' ANNUAL REPORT

For the year 1 January 2025 to 31 December 2025

A. Reference and administration details

Charity name	Evans's Hospital
Other names the Charity is known by	John Evans Almshouses; John Evans' Trust
Registered charity number	217539
Principal address	Evans's Hospital, c/o The Trinity Centre, Shrewsbury, SY3 9HF

Trustees

The Trustees who served from 1 January 2025 to the date of approval of this report were:

Name	Office	Dates acted if not for the whole period
Mrs S. Craig		
Mrs R.C. Heaversedge		Retired 07.07.2025
Mrs E. Raven	Chair (to 26.01.2026)	Retired 26.01.2026
Dr R. White	Chair (from 26.01.2026)	
Dr J.B. Watt	Treasurer	Retired 08.12.2025
Dr R. Morgan		Retired 31.08.2026
Mrs J. Clarkson		Appointed 17.03.2025; retired 07.07.2025
Mr M. Sillence		Appointed 26.01.2026; retired 27.08.2026
Mr P. Dunhill		Appointed 27.08.2026
Mrs C. Higgins		Appointed 27.08.2026
Rev. F. Hastings-Iddon		Appointed 27.08.2026

No person or body other than the Trustees is entitled to appoint Trustees (Scheme clause 6).

Custodian trustee

The Official Custodian for Charities, in whom the Charity's land is vested (Scheme clause 2).

Advisers

Type of adviser	Name	Address
Solicitors	Hatchers	Welsh Bridge, 1 Frankwell, Shrewsbury, SY3 8JY
Bank	CAF Bank Ltd	25 Kings Hill Avenue, West Malling, Kent, ME19 4JQ
Independent Examiner	Clair Moelwyn Williams	TCA Accountants, Sequoia House, Shrewsbury Business Park, Shrewsbury, SY2 6FG
Investment manager	CCLA Investment Management Ltd	One Angel Lane, London, EC4R 3AB

Senior staff

Name	Role	Dates
Miss T. Foster	Clerk to the Trustees	Resigned 08.12.2025
Miss J. Stock	Vice Clerk, then Clerk to the Trustees	Vice Clerk from 01.05.2025; Clerk from 08.12.2025

B. Structure, governance and management

Governing document	Scheme of the Charity Commissioners sealed 23 October 1996 (CS (Liv. Admn) 217539), as amended by the Scheme of 14 September 2005 (Case No. 436442)
How the Charity is constituted	Unincorporated charitable trust

Trustee selection

Trustees are appointed by resolution of the Trustees, passed at a special meeting of which not less than 21 days' notice has been given, for a term of five years (Scheme clause 6). Appointments follow interview and are made with regard to the skills of the current Trustees. Each new Trustee signs a declaration of acceptance in the minute book before acting (Scheme clause 7).

Induction and training

Training is provided as appropriate for new Trustees, by the Trustee body and through relevant courses.

Wider network and related parties

The Charity is a member of The Almshouse Association (membership no. 1677). There are no related party relationships to report.

Management of risk

The Trustees regularly consider the Charity's properties in terms of repair, fire and other insurance matters, factors relevant to the Residents, and the method of application for vacancies. The next quinquennial inspection is due in 2027. Written policy documents are in place, and full insurance policies cover the property and the Trustees.

From December 2025, each Trustee meeting includes a standing item for declarations of conflicts of interest, safeguarding or data protection concerns.

C. Objectives and activities

Objects

The provision of almshouse accommodation for single women aged 50 or over, in financial need, who live within a radius of five miles of the Market Square, Shrewsbury (Scheme clause 29, as amended in 2005).

The Charity's income is applied first to maintaining, repairing and insuring the almshouses, and then for the benefit of the Residents (Scheme clauses 21 and 24).

Main activities for the public benefit

1. Financial control: the weekly maintenance contribution (WMC), the Extraordinary Repair Fund, the Cyclical Maintenance Fund and the reserves position were reviewed regularly. In December 2025 the Trustees agreed a 3.5% increase in WMC from 1 January 2026.
2. Maintenance and refurbishment: the programme begun in 2024 continued. All boilers have now been replaced, with servicing by a local plumber in place of British Gas service contracts, at an estimated saving of

over £3,000. Walk-in showers with safety features have been fitted in all bungalows except one, where the Resident has not requested it. Fencing between Nos. 10, 11 and 12 was replaced.

3. Parking: the off-site car park was renovated and resurfaced to provide larger spaces.
4. Boundaries: the Trustees raised with Shropshire Council the damage caused by ivy and hedging from Roman Road to the fences of Nos. 6 to 8, and quotes are being obtained for hedge removal and new fencing.
5. Contact with Residents: regular rostered Trustee visits, now made in pairs in line with Almshouse Association guidance, with the Clerk attending. Residents and Trustees came together for a summer afternoon tea in July and a Christmas party in December.

Public benefit

The Trustees confirm that they have had regard to the guidance issued by the Charity Commission on public benefit.

Volunteers

All Trustees give their time voluntarily and receive no remuneration or benefits.

D. Achievements and performance

1. Occupancy: all eight bungalows were occupied throughout the year apart from a short vacancy at No. 10. The Resident left on 1 March 2025; the bungalow was refurbished (new boiler, walk-in shower, electrical inspection, redecoration and new flooring), and a new Resident appointed from the waiting list moved in on 1 April 2025.
2. Clerk succession: following the planned retirement of the long-serving Clerk, Miss T. Foster, after more than twenty-seven years' service, Miss J. Stock was appointed in March 2025 following open advertisement and interview. She began on 1 May 2025 as Vice Clerk, working alongside the outgoing Clerk and Treasurer during a handover period, and took over as Clerk in December 2025.
3. Trustees: Mrs J. Clarkson was appointed in March 2025 and stepped down in July 2025 on moving away from the area. Mrs R.C. Heaversedge retired in July 2025 and Dr J.B. Watt in December 2025, and the Trustees thanked both for their many years of service. A prospective Trustee attended the December meeting, and recruitment continued after the year end, with three new Trustees appointed on 27 August 2026.
4. Meetings: four Trustee meetings were held (January, March (AGM), July and December), with 96% attendance.
5. Governance: online banking was set up with dual authorisation for payments, and the Trustees approved work to rationalise the Charity's names and accounts. A Resident Handbook is in preparation.
6. Training: a Trustee and the Clerk attended The Almshouse Association's Trustee Recruitment training day.

E. Financial review

Reserves policy

The Charity maintains a Cyclical Maintenance Fund and an Extraordinary Repair Fund, as provided for in its Scheme, alongside general reserves held in cash and in the COIF Charities Investment Fund.

In 2025 the Trustees decided not to make further investments, given significant expenditure on the bungalows, the forthcoming quinquennial inspection and recent investment performance. In December 2025 they approved a review of the Charity's accounts with a view to consolidating them, and agreed to consider a longer-term financial plan.

Assets at 31 December 2025 were £113,929, in addition to the eight bungalows.

Funds materially in deficit

None.

Further financial information

The Charity's principal sources of funds are the weekly maintenance contributions from the Residents and investment income. Expenditure supports the maintenance of the Charity's property and the welfare of the Residents. The Charity follows a low-risk investment policy, with funds held with CCLA and CAF Bank.

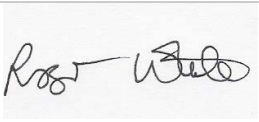
F. Other information

None.

G. Declaration

The Trustees declare that they have approved the Trustees' report above.

Signed on behalf of the Charity's Trustees:

Signature	
Full name	Dr R. White
Position	Chair
Date	23/10/2026

CHARITY COMMISSION
FOR ENGLAND AND WALES

EVANS'S HOSPITAL	217539

Receipts and payments accounts

CC16a

For the period from	Period start date 01.01.2025	To	Period end date 31.12.2025

Section A Receipts and payments

	Unrestricted funds to the nearest £	Restricted funds to the nearest £	Endowment funds to the nearest £	Total funds to the nearest £	Last year to the nearest £
A1 Receipts					
OCCUPATIONAL 'RENTS'	42,750	-	-	42,750	41,568
COIF UNITS HIGH INTEREST	1,681	-	-	1,681	1,637
COIF DEPOSIT FUND	146	-	-	146	243
GOLD ACCOUNT INTEREST	84	-	-	84	106
INTEREST ON CURRENT ACCOUNT	107	-	-	107	119
REFUND FROM CLIFTON TRADE	-	-	-	-	54
	-	-	-	-	-
	-	-	-	-	-
Sub total *(Gross income for AR)*	44,768	-	-	44,768	43,727
A2 Asset and investment sales, (see table).					
	-	-	-	-	
	-	-	-	-	-
Sub total	-	-	-	-	-
Total receipts	44,768	-	-	44,768	43,727
A3 Payments					
CONTRACTS	-	-	-	-	4,367
REPAIRS AND MAINTENANCE	3,325	-	-	3,325	4,466
CLERK (HONA AND EXP.)	5,938	-	-	5,938	4,491
ALMSHOUSE ASSOCIATION SUB.	718	-	-	718	343
TRUSTEES EXPENSES	85	-	-	85	354
CHRISTMAS BOXES	480	-	-	480	480
GENERAL EXPENSES	414	-	-	414	-
BUILDING INSURANCE	983	-	-	983	953
APPLIANCES	-	-	-	-	4,726
EXAMINER'S FEES	552	-	-	552	540
MONTHLY BANK CHARGES	104	-	-	104	60
CHEQUE HANDLING	-	-	-	-	27
GARDEN SUPPLIES	3,960	-	-	3,960	2,678
ROOFING and GUTTERS	1,200	-	-	1,200	1,768
LAWNS	585	-	-	585	675
BRITISH GAS SERVICES	-	-	-	-	2,525
BOILER REPLACEMENTS	16,972	-	-	16,972	-
SHOWER REFIT	19,495	-	-	19,495	-
CAR PARK RESURFACING	5,508	-	-	5,508	-
STAFF TRAINING	220	-	-	220	-
LIGHT AND HEAT	177	-	-	177	-
WEBSITE	196	-	-	196	-
REDECORATION	1,295	-	-	1,295	-
Sub Total	62,207	-	-	62,207	28,453
A4 Asset and investment purchases, (see table)	-	-	-	-	
see above	-	-	-	-	
		-	-		-
Sub total	62,207	-	-	62,207	28,453
Total payments	62,207	-	-	62,207	28,453
Net of receipts/(payments)	- 17,439	-	-	- 17,439	15,274
A5 Transfers between funds		-	-	-	-
A6 Cash funds last year end	74,114	-	-	74,114	58,840
Cash funds this year end	56,675			56,675	74,114

Section B Statement of assets and liabilities at the end of the period

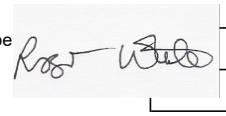
Categories	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B1 Cash funds	CAF BANK HIGH INTEREST	47,100	-	
	CAF BANK GOLD ACCOUNT	4,451	-	-
	COIF DEPOSIT ACCOUNT	5,124	-	-
	Total cash funds	56,675	-	-
	(agree balances with receipts and payments account(s))	OK	OK	OK

	Details	Unrestricted funds to nearest £	Restricted funds to nearest £	Endowment funds to nearest £
B2 Other monetary assets	NONE	-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B3 Investment assets	COIF INVESTMENT FUND- £57,254	CCLA	-	
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which asset belongs	Cost (optional)	Current value (optional)
B4 Assets retained for the charity's own use	8X ONE BEDROOMED BUNGALOWS. 6-12 and 14 JOHN EVANS MEWS, MEOLE BRACE,SHREWSBURY,SY3 9JA. VALUED AT £140,000 EACH.		-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-
			-	-

	Details	Fund to which liability relates	Amount due (optional)	When due (optional)
B5 Liabilities	NONE		-	
			-	
			-	
			-	
			-	

	Signature	Print Name	Date of approval
Signed by one or two trustees on behalf of the trustees		Dr R White	26/10/2026

CHARITY COMMISSION FOR ENGLAND AND WALES

Independent examiner's report on the accounts

Section A Independent Examiner's Report

Report to the trustees/ members of	Charity Name Evan's Hospital, Shrewsbury		
On accounts for the year ended	31/12/25	**Charity no (if any)**	217539
Set out on pages	1-2		

I report to the trustees on my examination of the accounts of the above charity ("the Trust") for the year ended 31 December 2025.

Responsibilities and basis of report

As the charity trustees of the Trust, 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 2011 Act and in carrying out my examination, I have followed the 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 (~~other than that disclosed below~~ *) in connection with the examination which gives me cause to believe that in, any material respect:

- accounting records were not kept in accordance with section 130 of the Act or
- the accounts do not accord with the accounting records

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in order to enable a proper understanding of the accounts to be reached.

** Please delete the words in the brackets if they do not apply.*

Signed:	CMoelwyn-Williams	**Date:**	26-10-2026
Name:	C Moelwyn-Williams		
Relevant professional qualification(s) or body (if any):	FCA (ICAEW)		
Address:	TCA Accountants, Sequoia House, Anchorage Avenue, Shrewsbury Business Park, Shrewsbury, SY2 6FG		

Section B	Disclosure
	Only complete if the examiner needs to highlight matters of concern (see CC32, Independent examination of charity accounts: directions and guidance for examiners).
Give here brief details of any items that the examiner wishes to disclose.	N/a