GEORGE OGNELLS CHARITY

Registered Charity No 219925

Ognells Flats. North Street, Midhurst, West Sussex. GU29 9DY

Trustees Annual Report 2024 26th May 2026

Trustees

Ms. Judy Fowler – Chairman
Mr. Alain Mardle
Ms. Doon Muir
Mr. John Travers – Council Rep
Clerk – Mr Andy Gilson
Mr. Glyn Upjohn
Mr. Richard Watts – Council Rep

The Almshouse remains as is, divided into six single bedsits and two one bedroom flats, and communal front and rear gardens

Two Trustees resigned during 2024. Efforts are in progress to look for replacements.

No amendments were made to the Governing Document. A review of the GD is underway. This depends on the ongoing decision to convert to a Charitable Incorporated Organisation. When complete the GD will include updates of policies and procedures.

Richard Page [Flat 4] is our current 'warden' and has been carrying out his duties with due diligence.

All regular scheduled maintenance was carried out. Including boiler, fire alarm, fire extinguishers and gardens.

As of Nov 2024 all flats are occupied and the Trust continues to maintain a healthy bank balance, without need to fund raise or borrow funds from investment companies, banks or local authorities.

External decoration and repairs were completed.

Extension maintenance was carried out to the heating system including radiator flush and new pressurisation unit.

All residents appear to be coping with the current inflation and high living costs, without need for help from the Trust and all are keeping up with the rent contributions, as well as Council tax and living expenses.

There were no further points of note to report in 2025.

Andy Gilson
Clerk to the Trustees.

CHARITY COMMISSION
FOR ENGLAND AND WALES

Trustees' Annual Report for the period

From 1 January 2025 to 31 December 2025

Charity name: George Ognell's Charity

Charity registration number: 219925

Objectives and Activities

	SORP reference	
Summary of the purposes of the charity as set out in its governing document	Para 1.17	The object of the charity is the operation of the Ognells almshouses in Midhurst for the relief of financial hardship by the provision of affordable housing to those in necessitous circumstances upon terms appropriate to their means together with associated amenities, facilities and infrastructure, who are resident in the parish of Midhurst at the time of appointment.
Summary of the main activities in relation to those purposes for the public benefit, in particular, the activities, projects or services identified in the accounts.	Para 1.17 and 1.19	There is now full occupancy of the almshouses. There is an ongoing maintenance program to keep the property in a good state of repair and to improve the facilities for the residents
Statement confirming whether the trustees have had regard to the guidance issued by the Charity Commission on public benefit	Para 1.18	The Trustees are satisfied that they have complied with the duty in section 17 of the Charities Act 2011 to have regard to the public benefit guidance issued by the Charity Commission.

Achievements and Performance

	SORP reference	
Summary of the main achievements of the charity, identifying the difference the charity's work has made to the circumstances of its beneficiaries and any wider benefits to society as a whole.	Para 1.20	The charity has undertaken work on the property to maintain and improve it and to benefit the residents : - Repairs to the windows - External redecoration - Repairs to the heating system - Ongoing garden maintenance

Financial Review

Review of the charity's financial position at the end of the period	Para 1.21	The charity shows a deficit for the year but the Trustees consider that the financial position at the year end is satisfactory
Statement explaining the policy for holding reserves stating why they are held	Para 1.22	The charity holds reserves to provide for the future maintenance of the property. An external redecoration reserve has been set up as it is considered this will be required in 5 years' time
Amount of reserves held	Para 1.22	Investments £191,196 (to provide for the long term maintenance of the property, including major repair) Cash at bank £28,127 (£26,877 for ongoing expenses, £1,250 for the external redecoration reserve)
Reasons for holding zero reserves	Para 1.22	Not applicable
Details of fund materially in deficit	Para 1.24	Not applicable
Explanation of any uncertainties about the charity continuing as a going concern	Para 1.23	The Trustees are not aware of any

Structure, Governance and Management

Description of charity's trusts:		
Type of governing document (trust deed, royal charter)	Para 1.25	Charity Commission Scheme dated 1974, as amended by resolutions dated 2017 and 2023
How is the charity constituted? (e.g. unincorporated association, CIO)	Para 1.25	Unincorporated association
Trustee selection methods including details of any constitutional provisions e.g. election to post or name of any person or body entitled to appoint one or more trustees	Para 1.25	The charity has three nominative Trustees who are appointed by Midhurst Town Council. Other Trustees are selected for their individual skills

Reference and Administrative details

Charity name	George Ognell's Charity
Other name the charity uses	Not applicable
Registered charity number	219925
Charity's principal address	51 Pretoria Avenue, Midhurst, West Sussex, GU29 9PP

Names of the charity trustees who manage the charity

	Trustee name	Office (if any)	Dates acted if not for whole year	Name of person (or body) entitled to appoint trustee (if any)
1	Judy Fowler	Chairman		Midhurst Town Council
2	Glyn Upjohn			
3	John Travers			Midhurst Town Council
4	Richard Watts			Midhurst Town Council
5	Doon Muir			
6	Alain Mardle			
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Declarations

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

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Judy Fowler	Alain Mardle
Position (eg Secretary, Chair, etc)	Chairman	Trustee
Date	3/3/26	

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: George Ognells Charity

On accounts for the year ended: 31 December 2025 | **Charity no (if any)**: 219925

Set out on pages: 1 (remember to include the page numbers of additional sheets)

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: Robert Morrison **Date:** 10-3-2026

Name: Robert Morrison

Relevant professional qualification(s) or body (if any): Institute of Chartered Accountants in Scotland

Address: Chinthurst, June Lane, Midhurst, GU29 9EW

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.	

George Ognell's Charity
Year ended 31 December 2025

Charity number - 219925

	2025		2024	
Income & expenditure account				
Receipts:				
Maintenance contributions		33,315.00		29,340.00
Investment income		1,617.23		1,719.07
		34,932.23		31,059.07
Expenditure:				
Property expenses:				
Light & heat	11,874.09		10,068.84	
Rates	2,064.77		1,351.93	
Council tax	384.70		0.00	
Building improvements	2,898.00		0.00	
Building repairs	4,566.00		10,818.98	
Equipment repairs	6,855.58		2,957.25	
Cleaning	80.00		780.00	
Gardening	1,632.73		1,807.66	
		30,355.87		27,784.66
Admin expenses:				
Insurance	1,338.68		1,347.68	
Clerks remuneration	4,000.00		4,000.00	
Sundry expenses	315.50		409.50	
Subscriptions	365.00		696.00	
		6,019.18		6,453.18
		36,375.05		34,237.84
Net income (expenditure) for the year		(1,442.82)		(3,178.77)
Bank & cash brought forward		29,570.54		32,749.31
Bank & cash carried forward		28,127.72		29,570.54
External redecoration reserve		1,250.00		0.00
General fund		26,877.72		29,570.54
		28,127.72		29,570.54
Balance sheet				
Assets:				
Ognell's Building (estimated value)		1,000,000.00		1,000,000.00
Investments:				
M&G Surplus income fund		160.30		143.89
M&G Repair & restoration fund		114,784.84		98,611.08
CCLA - COIF Accumulation fund		34,180.29		34,859.94
CCLA - COIF Income unit fund		42,070.35		44,185.41
		191,195.78		177,800.32
Cash at bank and in hand:				
Bank account		28,097.56		29,540.38
Cash in hand		30.16		30.16
		28,127.72		29,570.54
Total		1,219,323.50		1,207,370.86
Liabilities:				
Balance (from) / due to British Gas		(3,116.69)		246.13
Balance due to Southern Water		1,300.00		1,215.17
Balance due to gardener		0.00		37.00
		(1,816.69)		1,498.30

Approved by the Trustees on 3 March 2026 and signed on their behalf by:

J Fowler

CHARITY COMMISSION
FOR ENGLAND AND WALES

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Declarations

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

Signed on behalf of the charity's trustees

Signature(s)		
Full name(s)	Judy Fowler	Alain Mardle
Position (eg Secretary, Chair, etc)	Chairman	Trustee
Date		